

The Board of Supervisors met on 11/26/24 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken, and Latifah Faisal, with Heddens presiding. (all audio of meetings available at storycountyiowa.gov; any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6th Street, Nevada, Iowa)

ADOPTION OF AGENDA: Murken moved, Faisal seconded adopting the agenda as presented. Motion carried unanimously (MCU) on a roll call vote.

PUBLIC COMMENT #1: Brenda Dryer and Greg Piklapp, Ames Regional Economic Alliance, announced the Board of Supervisors will be awarded the Housing Impact Award at a ceremony on 1/9/25.

HEART OF IOWA REGIONAL TRANSIT AGENCY (HIRTA) ANNUAL REPORT: Brooke Ramsey, Business Development Manager, reported on history, common types of public transportation, different funding sources, statistics, challenges, successes, maintenance, programs, and a new app for ride scheduling.

MINUTES: 11/19/24 Minutes and 11/19/24 Slater General Obligation (GO) Bond Canvass Minutes – Faisal moved, Murken seconded approving the 11/19/24 Minutes and 11/19/24 Slater GO Bond Canvass Minutes as presented. Roll call vote. (MCU)

Murken moved, Faisal seconded approving Consent Agenda.

1. Amendment No. 2 to the American Rescue Plan Act (ARPA) Agreement between Youth and Shelter Services (YSS) and Story County
2. Professional Services Agreement between Story County and Schneider Geospatial for Development, Migration, and Payment Integration Setup, effective 1/1/24-6/30/25, for \$43,950.00
3. Resolution #25-46, Setting Date and Time for Public Hearing for 10:00 am on 12/17/24, Acting Under the Authority of *Code of Iowa* §331.361, Proposes to Transfer Ownership of the Story County Secondary Roads Maintenance Building at 93 Metcalf Street to the City of Maxwell, Iowa
4. Story County Central Service Cost Allocation Plan based on FY24 Expenditures
5. Rescinding the Charitable Solicitation and Payroll Deduction Policy, effective 12/20/24
6. Resolution #25-47, Award a Bid to Peterson Contractors Inc, for Project BRS-4865(605)--5F-85 and that the Engineer be Authorized to Sign the Contract Documentation on Behalf of the Board
7. Utility Permit: #25-7996

Roll call vote. (MCU)

RESOLUTION #25-41, AMENDING THE URBAN RENEWAL PLAN, STORY COUNTY URBAN RENEWAL AREA: Leanne Harter, Planning and Development Director, reported on process. The plan has been updated to remove one parcel, #15-24-200-101. Heddens opened the public hearing at 10:34 a.m., and, hearing none, she closed the public hearing at 10:34 a.m. Faisal moved, Murken seconded approving Resolution #25-41, Amending the Urban Renewal Plan, Story County Urban Renewal Area. Roll call vote. (MCU)

FIRST CONSIDERATION OF ORDINANCE NO. 322, AMENDING CHAPTER 8 – URBAN RENEWAL OF THE STORY COUNTY CODE OF ORDINANCES: Leanne Harter, Planning and Development Director, reported the ordinance has been updated to remove the one parcel, amending Chapter 8. She requested the Board approve the ordinance on first reading and waive Second and Third Considerations. Heddens opened the public hearing at 10:36 a.m., and, hearing none, she closed the public hearing at 10:36 a.m. Murken moved, Faisal seconded approval First Consideration of Ordinance No. 322, Amending Chapter 8 – Urban Renewal of the Story County Code of Ordinances on First Consideration and Waiving Second and Third Considerations. Roll call vote. (MCU)

CELL PHONE QUOTE FOR PLANNING AND DEVELOPMENT: Leanne Harter, Planning and Development Director, reported a specific phone for the department will integrate better with existing systems and eliminate the need for staff to use personal mobile devices. The monthly cost for one phone is \$40.00. Faisal moved, Murken seconded approving the Cell Phone Quote for Planning and Development. Roll call vote. (MCU)

CLIMATE ACTION PLAN CONSULTANT AWARD: Crystal Davis, County Outreach and Special Projects Manager, reported six (6) proposal were received. The selection committee reviewed scoring from the presentations and evaluated the submissions. The committee recommends selecting EA Engineering, Science, and Technology, Inc. with estimated project cost of \$73,030.00. Davis reviewed next steps. Murken moved, Faisal seconded approving the EA Engineering, Science, and Technology, Inc. consultant award at \$73,030.00. Roll call vote. (MCU)

DIRECTION ON REQUEST FOR FUNDS FROM YOUTH AND SHELTER SERVICES (YSS): Crystal Davis, County Outreach and Special Projects Manager, reported that YSS is submitting a formal request for funds for a new project to renovate the Rosedale Shelter to convert it to Transitional/Recovery Housing. Davis reported more detailed information is needed on the project, but YSS is requesting the de-obligated \$181,500.00 from the original YSS Rapid Rehousing American Rescue Plan Act (ARPA) contract. Murken asked for detail on the needed renovations. Andrew Allen, President and Chief Executive Officer, YSS, reported renovation would include flooring, wall repairs, kitchen modifications, and window replacement. Discussion took place. Allen reported on completing the project in phases. Additional discussion took place. Faisal stated there is a high need for this service, but is concerned about the request for ARPA funds outside of the established process. Murken concurred. Additional discussion took place. Murken asked if YSS can agree to not selling the property for a profit after renovations. Allen stated he is committed. Faisal questioned how the request would be processed. Davis stated if the ARPA funds are obligated, YSS would go through the amendment process for any needed changes. Murken supports renovating Rosedale; Heddens concurs. Davis will request additional specifics in the contract. Faisal stated she recognizes there is a need for the services. Davis stated staff will prepare a new contract and place on either the Board's 12/3/24 or 12/10/24 meeting for discussion and consideration in order to meet the 12/31/24 ARPA obligation deadline, if approved.

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS: All Board members reported on upcoming meetings and items.

Murken moved, Faisal seconded to adjourn at 11:14 a.m. Roll call vote. (MCU)

Story County Board of Supervisors
Tentative Agenda
Administration Building,
900 6th St., Nevada, IA
11/26/24

1. SPECIAL NOTE TO THE PUBLIC: (3) - This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

Members of the public can participate by using the information below:

To join the zoom meeting by computer, tablet, smartphone :

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. [HTTPS://US02WEB.ZOOM.US/J/84068041164?
PWD=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1](https://us02web.zoom.us/j/84068041164?pwd=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1)

Passcode: 751099

Or One tap mobile:

+13017158592,,84068041164# US (Washington DC)

+13052241968,,84068041164# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or
+1 646 931 3860 or +1 929 205 6099 or +1 360 209 5623 or +1 386 347 5053 or +1 507
473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000
or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 840 6804 1164

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. ADOPTION OF AGENDA:
5. PUBLIC COMMENT #1:
This comment period is for the public to address topics on today's agenda
6. AGENCY REPORTS:
 - I. HIRTA - Julia Castillo & Brooke Ramsey

Department Submitting Auditor

Documents:

HIRTA.PDF

7. CONSIDERATION OF MINUTES:

I. 11/19/24 Minutes & 11/19/24 Slater GO Bond Canvass Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

9. CONSENT AGENDA:

(All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Board votes on the motion.)

I. Consideration Of Amendment No. 2 To The American Rescue Plan Act (ARPA) Agreement Between Youth And Shelter Services (YSS) And Story County

Department Submitting Board of Supervisors

Documents:

AMD 2.PDF

II. Consideration Of Professional Services Agreement Between Story County And Schneider Geospatial For Development, Migration, And Payment Integration Setup, Effective 1/1/24-6/30/25, For \$43,950.00

Department Submitting Information Technology

Documents:

SCHNEIDER GEOSPATIAL AGREEMENT.PDF

III. Consideration Of Resolution #25-46, Setting Date And Time For Public Hearing For 10 Am On 12/17/24, Acting Under The Authority Of Code Of Iowa §331.361, Proposes To Transfer Ownership Of The Story County Secondary Roads Maintenance Building At 93 Metcalf Street To The City Of Maxwell, Iowa

Department Submitting Engineer

Documents:

25 46.PDF

IV. Consideration Of Story County Central Service Cost Allocation Plan Based On FY 2024 Expenditures

Department Submitting Auditor

Documents:

STORY COUNTY FY 2024 BOARD OF SUPERVISORS TRANSMITTAL LETTER.PDF
STORY COUNTY FY 2024 CERTIFICATION STATEMENT.PDF
STORY COUNTY FY 2024 COST PLAN.PDF

STORY COUNTY FY 2024 DHHS TRANSMITTAL LETTER.PDF
STORY COUNTY FY 2024 INVOICE.PDF

V. Consideration Of Rescinding The Charitable Solicitation And Payroll Deduction Policy,
Effective 12/20/24

Consent

Department Submitting Auditor

Documents:

RESCINDING POLICY MEMO.PDF

VI. Consideration Of Resolution #25-47, Award A Bid To Peterson Contractors Inc, For
Project BRS-4865(605)--5F-85 And That The Engineer Be Authorized To Sign The
Contract Documentation On Behalf Of The Board

Department Submitting Engineer

Documents:

RES 25 47.PDF

VII. Consideration Of Utility Permit(S) #25-7996

Department Submitting Engineer

Documents:

UT 25 7996.PDF

10. PUBLIC HEARING ITEMS:

I. Consideration Of Resolution #25-41, Amending The Urban Renewal Plan, Story County
Urban Renewal Area - Leanne Harter

Department Submitting Planning and Development

Documents:

RESOLUTION 25 41.PDF
DRAFT PLAN BOS.PDF

II. First Consideration Of Ordinance No. 322, Amending Chapter 8 – Urban Renewal Of The
Story County Code Of Ordinances - Leanne Harter

Department Submitting Planning and Development

Documents:

ORDINANCE NO 322.PDF

11. ADDITIONAL ITEMS:

I. Discussion And Consideration Of Cell Phone Quote For Planning And Development -
Leanne Harter

Department Submitting Planning and Development

Documents:

STORY COUNTY IPHONE QUOTE.PDF

II. Discussion And Consideration Of Climate Action Plan Consultant Award - Crystal Davis

Department Submitting Board of Supervisors

Documents:

CLIMATE ACTION PLAN STAFF MEMO 11 29 2024.PDF

12. DEPARTMENTAL REPORTS:

13. OTHER REPORTS:

I. Discussion And Direction Of Request From Youth And Shelter Services (YSS) For
Request For Funds - Crystal Davis

Department Submitting Board of Supervisors

Documents:

YSS STAFF MEMO 11 26 2024 B.PDF
YSS ARPA REQUEST ROSEDALE 11 26 2024.PDF
YSS ROSEDALE RENOVATIONS 11 26 2024.PDF

14. UPCOMING AGENDA ITEMS:

15. PUBLIC COMMENT #2:

Comments from the Public on Items not on this Agenda. The Board may not take any
Action on the Comments due to the Requirements of the Open Meetings Law, but May
Do So In the Future.

16. LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS
FROM THE SUPERVISORS:

17. ADJOURNMENT:

Story County strives to ensure that its programs and activities do not discriminate on the basis
of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids
or services, or accommodation because of a disability may contact the county's ADA
coordinator at (515) 382-7204.

Story County Board of Supervisors
Agenda
11/26/24

NAME

AGENCY

Gary Pickard
Brenda Dyer
Soby Brasden
Crystal Davis
Matthew Miller

Alliance
Alliance
SCPM
BS
SCPM

CONGRATULATIONS!

We are excited to share that
you have won the

HOUSING IMPACT AWARD

Please plan to join us for the Annual
Awards Ceremony.

To register, go to the AmesAlliance.com
or scan the QR code.



AMES REGIONAL ECONOMIC
Alliance 

A N N U A L

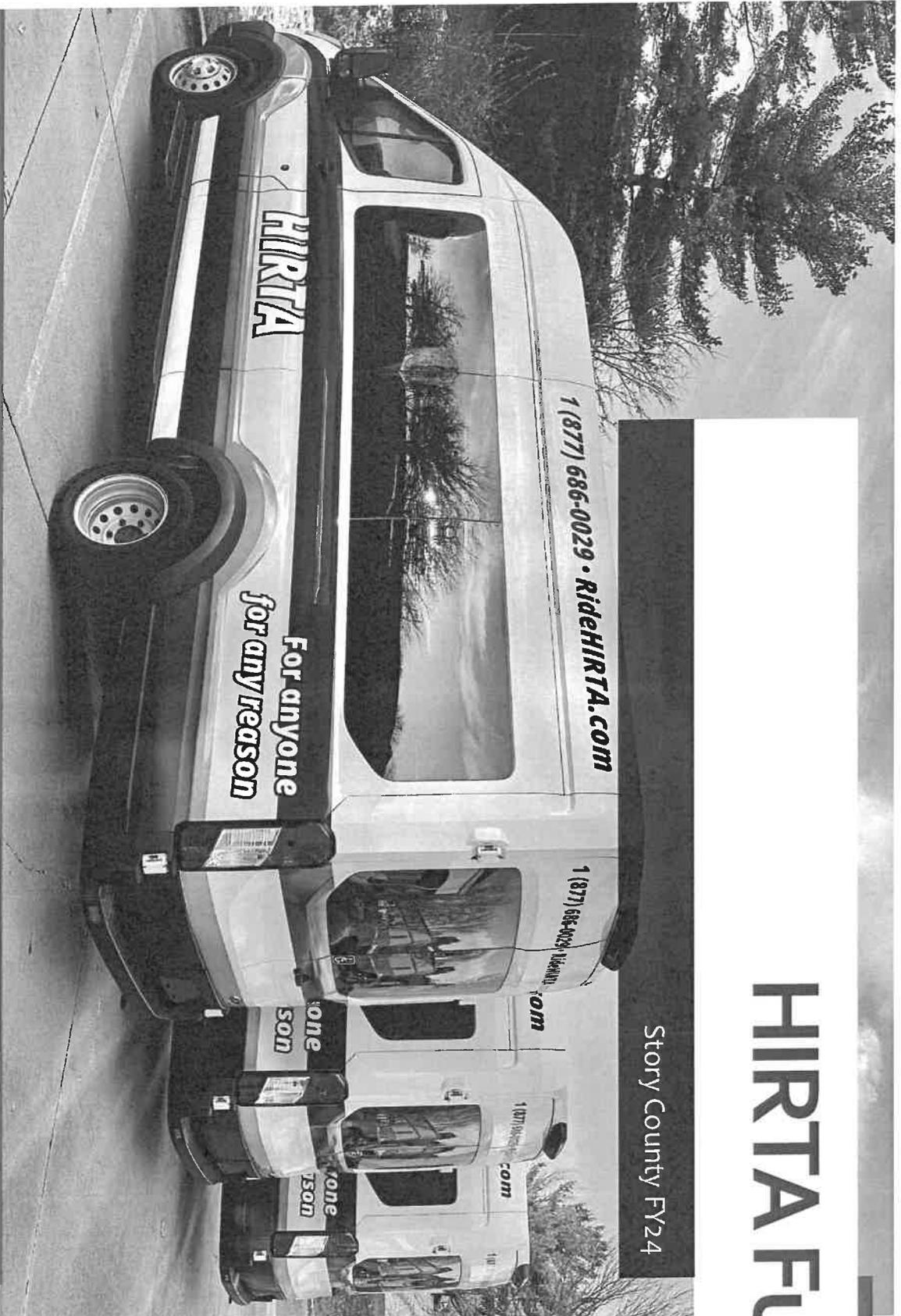
AWARDS

JANUARY 9, 2025

IOWA STATE UNIVERSITY
MEMORIAL UNION
6-8 PM

HIRTA Funding

Story County FY24



- In 1981, the Heart of Iowa Regional Transit Agency (HIRTA) was formed under a 28E agreement with the 7 counties in central Iowa.

- Region 11, better known as HIRTA, was established to provide public transit services in the counties of Boone, Dallas, Jasper, Madison, Marion, Story and Warren.



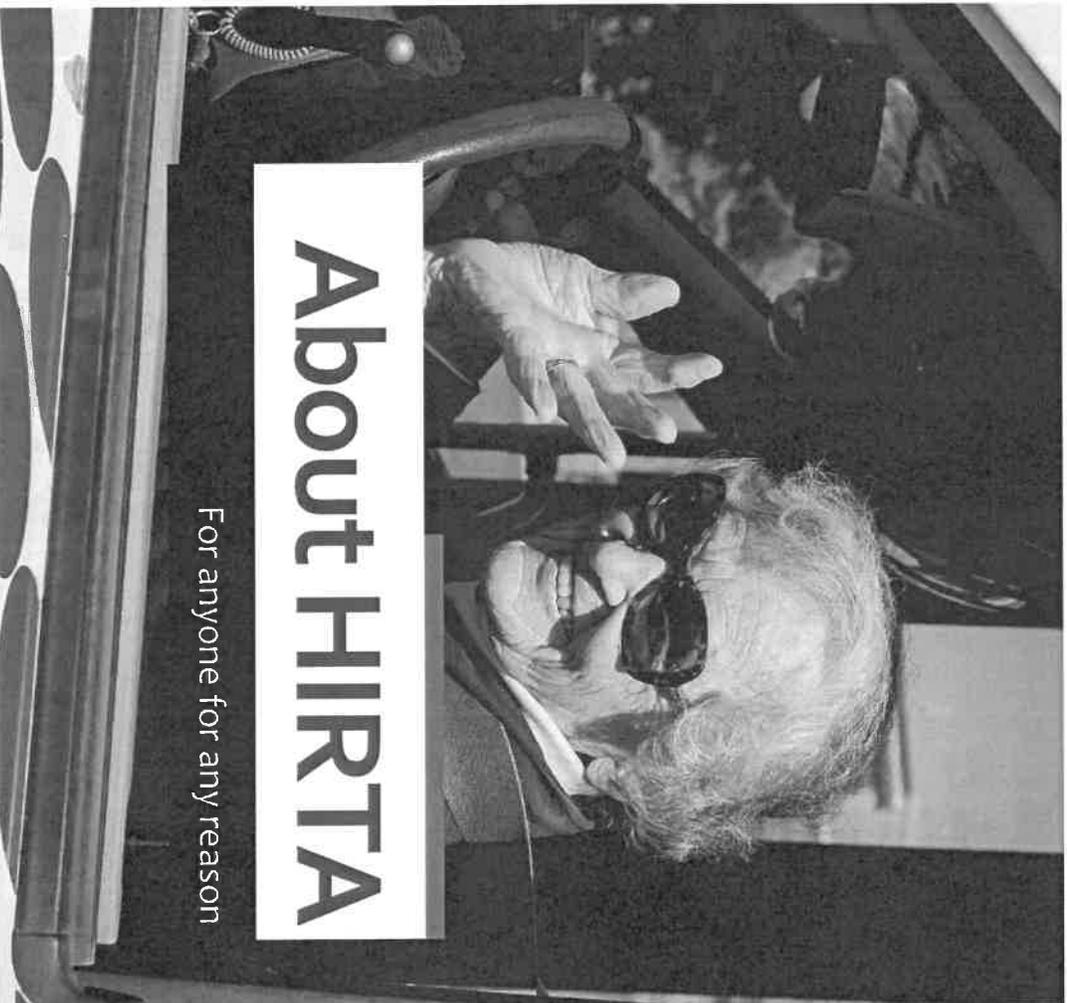
@RideHIRTA



@RideHIRTA



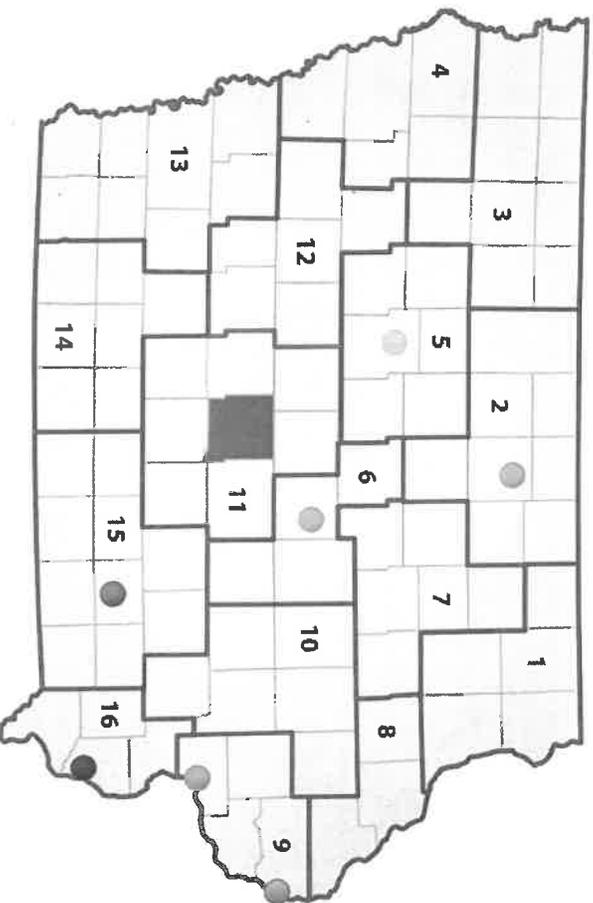
www.RideHIRTA.com



About HIRTA

For anyone for any reason





- Burlington Urban service
- City of Fort Dodge
- Marshalltown Municipal Transit
- City of Mason City
- City of Muscatine
- Ottumwa Transit
- City of Clinton, Municipal Transit Administration

- Region 1 - Northeast Iowa Community Action Corporation
- Region 2 - North Iowa Area Council of Governments
- Region 3 - Regional Transit Authority
- Region 4 - Siouxland Regional Transit System
- Region 5 - MIDAS Council of Governments
- Region 6 - Region 5X Planning Commission
- Region 7 - Iowa Northland Regional Council of Governments
- Region 8 - Delaware, Dubuque, and Jackson County Regional Transit Authority
- Region 9 - River Bend Transit
- Region 10 - East Central Iowa Council of Governments
- Region 11 - Heart of Iowa Regional Transit Agency
- Region 12 - Region XII Council of Governments
- Region 13 - Southwest Iowa Planning Council
- Region 14 - Southern Iowa Trolley
- Region 15 - 10-15 Regional Transit Agency
- Region 16 - South East Iowa Regional Planning Commission



Iowa Systems

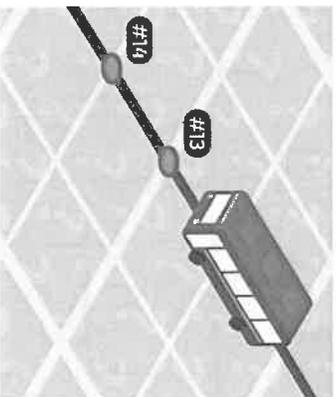
- 35 State Designated Systems
 - 16 rural systems, like HIRTA
 - 19 urban systems
- More information at <https://iowadot.gov/transit>



Common Types of Public Transportation

• Fixed Route Services in Urban Areas

- Like CyRide, DART



• Traditional Route Services

- Flag Stop: An established route without marked stops, allowing flexibility in passenger pick-up and drop-off locations.



• Deviated Route Services

- Established route with marked stops and a published schedule.
- Built-in flexibility to deviate from the route to provide paratransit services.



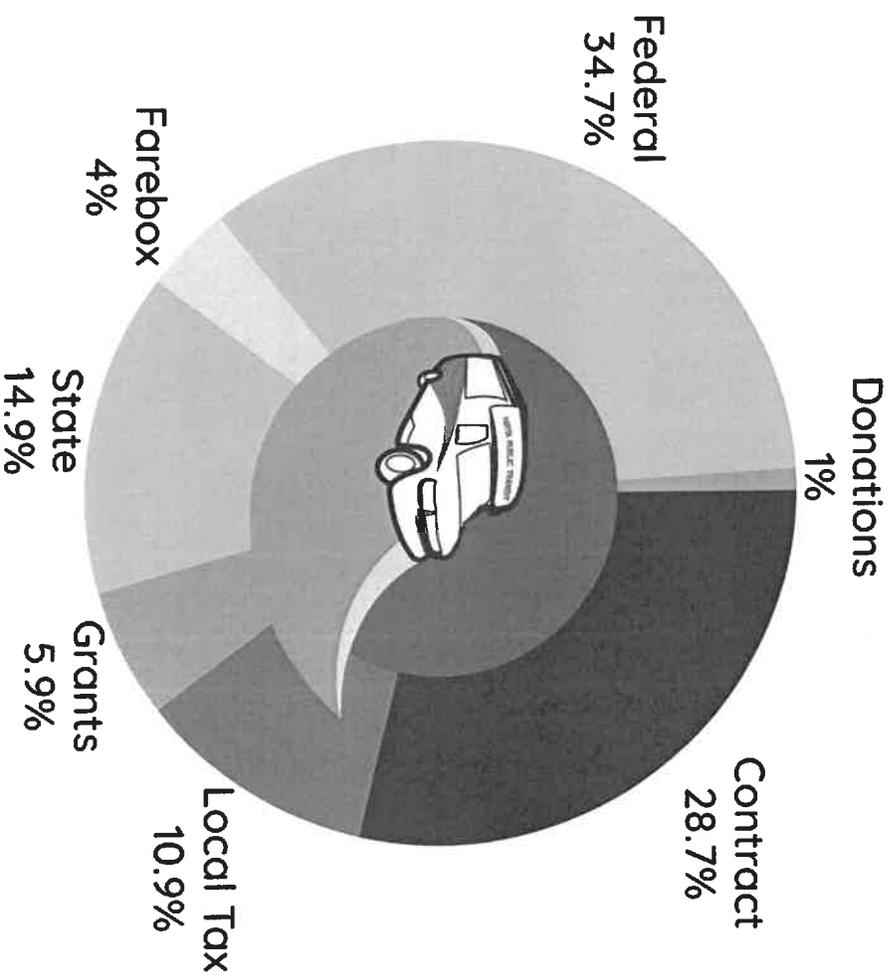
• Demand Response Services in Rural Areas

- Like HIRTA
- Door-to-Door Service
- Curb-to-Curb Service

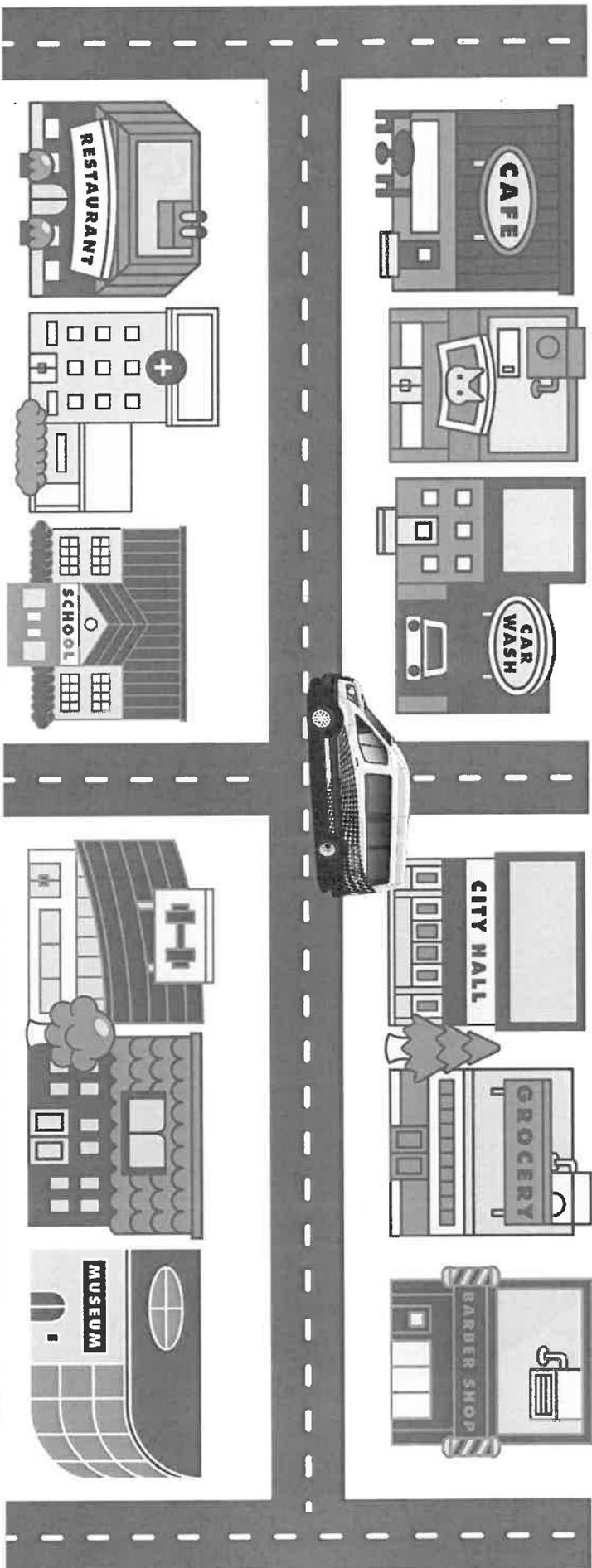


Funding

- Operational
 - Contract
 - FTA
 - STA
 - Local Tax
 - Passenger Fare / Farebox
 - Grants
 - Donations
- Capital
 - FTA
 - Local Match



Oh the places HIRTA goes!



Business & Employment

Job seekers and employees depend on public transit for job interviews, daily commutes, and accessing employment-related training programs.

Childcare and Education

Students of all ages use public transit to reach educational institutions, fostering a connection between learning opportunities and transportation accessibility.

Medical

Public transit serves as a lifeline for individuals attending medical appointments, visiting hospitals, and accessing healthcare services for improved well-being.

Grocery stores & Meal Sites

Public transit plays a vital role in enabling individuals to access grocery stores and supermarkets, ensuring convenient and sustainable food shopping.

Program Services

Community programs and social services become more accessible as public transit connects individuals to valuable program services, fostering community engagement.

Worship

People rely on public transit to attend religious services, community gatherings, and places of worship, promoting inclusivity and connectivity within diverse communities.

Leisure

From parks to entertainment venues, public transit provides a reliable means for people to reach leisure destinations, promoting a vibrant and connected community.

Utilization FY 24

Who are the riders?

- Ages 2 – 105
- 32,997 rides
- 1,027 unique riders with a home county of Story

National Average ■ HIRTA



Average wait time (in minutes) for an on demand trip



Seat unavailability rate



Average star rating (out of 5 stars)

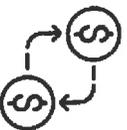
96% of HIRTA ratings are 5 stars!



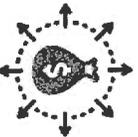
Quick Facts



HIRTA usage has resulted in an enhanced quality of life for 98% of surveyed riders.



HIRTA must match every Federal dollar received, requiring community contributions to enhance operations and services.



A significant 95% of HIRTA's budget directly contributes to the local community, thereby fostering economic growth.



Using public transit, like HIRTA, to get to medical appointments, improves health outcomes and reduces healthcare costs.



Older adults in rural communities are choosing to 'age-at-home'. This requires more on-demand services so they can live spontaneously.



Making or spending money constitutes the purpose of 90% of public transit trips.

Public transit can change the trajectory of lives. It means family and friends can visit one another and curb the risk of isolation. It means a child can get to the library and become inspired. It means providing access to the food bank so families can put food on the table. It means a better life for all.



Rider Input

- "I want everyone to know that I love HIRTA. All the bus drivers are very nice, and I enjoy getting to talk to them. I wouldn't be able to make it to my doctor's appointments without them."
- "I have been able to make doctors appointments, get groceries, pick up prescriptions and many other important tasks thanks to HIRTA. The staff and drivers are polite and friendly and very helpful to someone new to the area like me. Without HIRTA, I would be in a much more difficult situation. I can't say enough good about them."
- "HIRTA is the only way of transportation for me. I am a double amputee, I have kidney disease, and I am blind in one eye and limited in the other eye. My kidney disease is life threatening. HIRTA knows exactly what to do. If I was driving myself, the outcome could have been different."

Upgrade your ride with HIRTA On Demand

UPGRADE YOUR RIDE WITH

HIRTA ON DEMAND

-  Pay directly in the app
-  Schedule, change, or cancel rides
-  Real-time location updates
-  Receive notifications when the vehicle is on the way & has arrived
-  Available in English, Spanish, Mandarin, and is screen-reader friendly

Download the HIRTA On Demand app on the App Store or Google Play.



Ready for hassle-free rides? Download the HIRTA On Demand app today for seamless booking, real-time location tracking, convenient payment options, and accessibility and translation capabilities! Experience mobility at your fingertips.



HIRTA

On Demand

Where we're headed



- Challenges
 - Rising costs
 - Vehicle acquisition
 - Driver recruitment and wage competition
 - Nationwide transit funding shortfall
 - Adjustments in state funding
- Successes
 - HIRTA Helps Volunteer Program
 - ITS4US Health Connector
 - Facilities
 - Received a Diversity, Equity and Inclusion Workplace Excellence award from West Des Moines Chamber of Commerce

Challenges

Workforce shifts in transit

- **Historically:** Retired professionals commonly filled transit roles.
- **Currently:** Younger individuals with families are seeking stable careers.
- Focus on competitive wages and benefits.
- Emphasis on insurance and family-oriented perks for employee retention.

Funding Challenges

- Cities and counties are falling short of the 50% match.
- We actively engage diverse funding sources to help bridge the gap. While we strive for a balanced partnership, there is a need for continued support.
- Exploring ways to hold facilitation across HIRTA's region to increase funding.

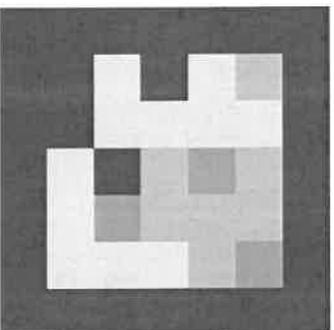
Health Connector

An Inclusive Mobility Experience from Beginning to End

- Kiosk allows riders to self schedule
- Great for people who lack data, smart phone, need return ride home etc.



- Navilens technology offers smartphone-based directions with auditory read-outs.
- Users can download the Navilens or Navilens GO app from the Apple App Store or Google Play to access this tool.

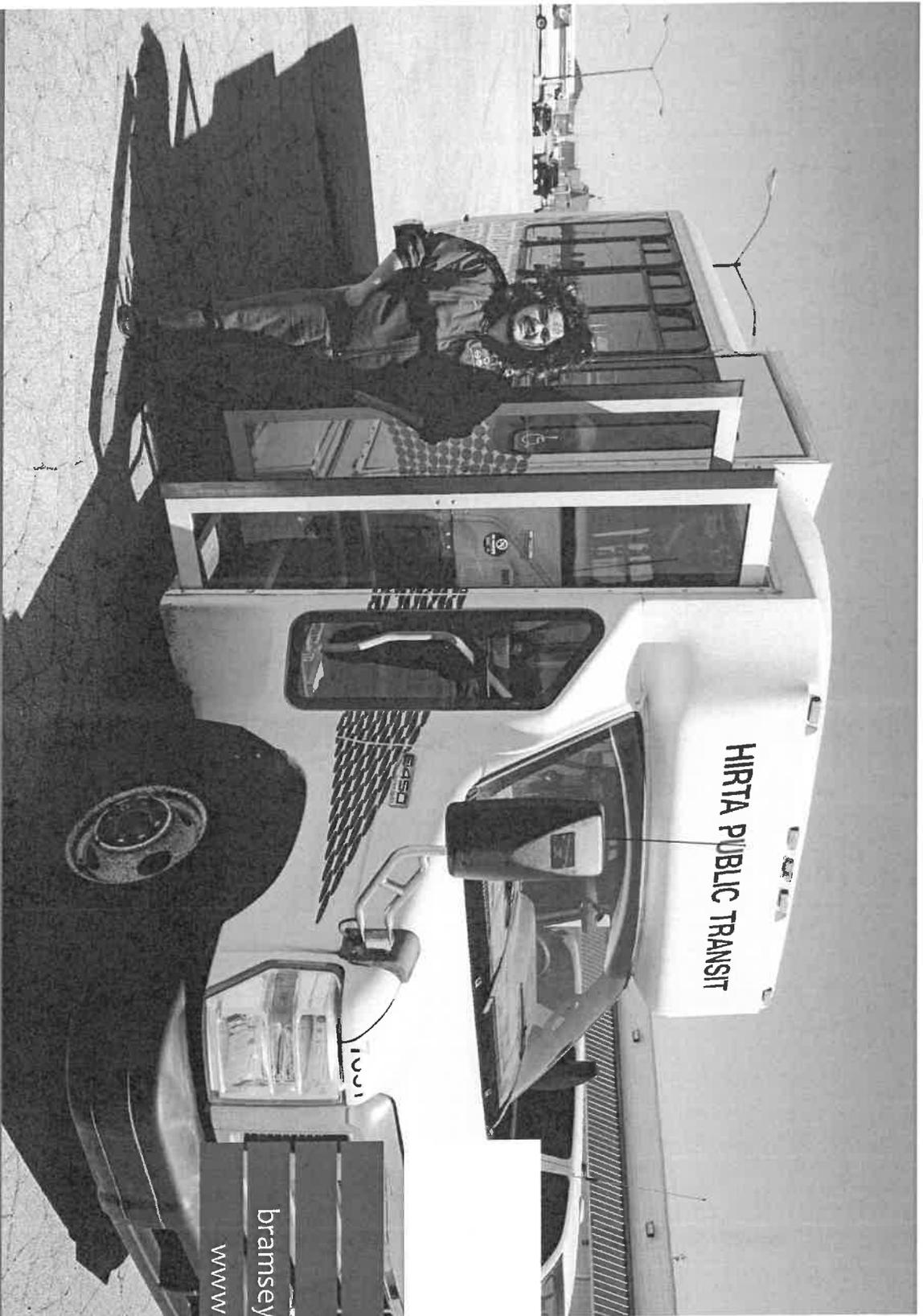


Reception



- Infotainment system will be placed in Health Connector vehicle(s)
- HIRTA can update to provide real-time information (closures, notices, etc.)





Brooke Ramsey
(515) 309-9282
bramsey@ridehirta.com
www.RideHIRTA.com



AMENDMENT NO. 2
To
Grant Agreement
for
YSS – Rapid Rehousing
ARPA SUBRECIPIENT NO. 13
Dated _____, 2024

This AMENDMENT No. 2 is by and among the County of Story, Iowa and **Youth and Shelter Services, Inc. (YSS)** (collectively, “the Parties”). In consideration of the mutual covenants herein made, the Parties agree as follows:

SECTION 1. PURPOSE OF AMENDMENT

1. Parties agree that an amendment should be made to the approved Grant Agreement:
 - a. Amend the program budget as follows:
 1. Revision to 1.0 Rental Assistance and 4.0 Rent Deposits to combine line items
 2. Revision to 2.0 Personnel-Staff Salary
 - 2.D Major Grants Director-new add to replace AVP Transitional Services position
 - 2.E VP of Programs-new add
 3. Revisions to 2.A through 2.E to remove percentages of time required for each position
 4. Revisions to 2.A through 2.E to remove separate line item dollar amounts. 2.0 Personnel-Staff Salary amount remains the same at \$288,350.00, to be used at discretion of YSS for Personnel positions 2.A through 2.E, but not to exceed the overall agreement total of \$288,350.00.

Note: No change in submission of claims for this category, requirement is still in place to provide proof of staff hours worked towards ARPA project.
 - b. De-Obligation of Funds
 1. Based on current and anticipated future program of work, reduce newly combined 1.0 Rental Assistance/Rent Deposits to \$360,444.00; reduce 7.0 Utility Payments to \$15,300.00. Providing at total of \$181,500.00 to be de-obligated.

SECTION 2. AMENDMENT ALLOWED.

1. The Grant Agreement provides for this Amendment in Section 6 (D) as follows:

Complete Agreement; Waivers and Amendments. All conditions, covenants, duties and obligations contained in the Agreement may be amended only through a written amendment signed by the Subrecipient and the County unless otherwise specified in this Agreement. At the date of execution hereof, the original Agreement is attached hereto as Exhibit A and made a part hereof. From time to time after the date hereof, the Subrecipient may apply for, and the County may agree to make, additional Grants pursuant to additional Applications. In such event, such additional Applications shall become a part of new Agreement. The parties understand and agree that this Agreement and Application attached hereto, which are expressly incorporated herein by reference, supersedes all other verbal and written agreements and negotiations by the parties regarding the matters contained herein.

2. All other terms and conditions of the Agreement identified in the caption hereof shall remain in full force and effect except as specifically modified by this amendment.

STORY COUNTY, IOWA (County)

Youth and Shelter Services, Inc. (YSS) Subrecipient)

By: 
Chairperson of the Board of Supervisors

By: 

Dated: 11-26-24

Dated: 11/19/24

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into by and between **Schneider Geospatial, LLC**, a Delaware Limited Liability Company, whose place of business is 8901 Otis Avenue, Suite 300, Indianapolis, IN 46216 ("PROFESSIONAL") and **Story County, Iowa**, whose place of business is: 900 6th Street, Nevada, IA 50201-2087 ("CLIENT").

1 Services.

PROFESSIONAL shall provide CLIENT with the following services ("Services"):

A. GeoPermits Portal Development

Development of a web based **GeoPermits** portal. This site will include the following:

- a. Support multiple stage workflows that allow input and tracking of permit application and inspections data by multiple user types (public users, local government staff, service providers, and other related third-party organizations).
 - b. User role-based security and access control to manage system users and enable workflow stage access based on user type.
 - c. Ability to add auto-generated email notifications to specific users at each stage of a permit workflow.
 - d. Administrative interface for CLIENT workflow project setup and configuration.
 - i. Create and edit unlimited number of workflow projects (each permit type will be represented as a workflow project).
 - ii. Create and edit unlimited number of stages for each workflow project.
 - iii. Create and edit unlimited number of data entities for each stage.
 - iv. Create instructions text for each data entity, with ability to embed HTML content such as hyperlinks.
 - v. Modify stage sequencing.
 - vi. Restrict visibility of workflow projects and stages to admin users only.
 - vii. Ability to generate test permit applications when modifying workflow projects and publish workflow updates to the live system when modifications are complete.
 - viii. Ability to "un-publish" a workflow project so that no new permits will be allowed to be created by users.
 - ix. Clone project capability to create a new workflow project based on an existing workflow project.
 - x. Configure permit fees for each workflow project. Fees may be dynamically calculated based on user inputs.
 - xi. Configure workflow conditional routing based on user entered inputs on dropdown lists and checkboxes.
 - xii. Project Summary page with detailed outline of each workflow project.
 - xiii. Print template editing interface to allow CLIENT admin users to configure templates for printable, completed permit applications.
 - e. Multiple supported data entity types for data entry forms, including the following:
 - i. Short text box
 - ii. Long text box (Comments)
 - iii. Date
 - iv. Document attachment (with file browser)
 - v. Fee
 - vi. Lookup (dropdown list)
 - vii. Number
 - viii. Static Labels
 - ix. Checkbox, Radio Button
 - f. Document upload capabilities to allow users to attach multiple electronic files to permit records at each stage of a permit workflow.
 - g. CLIENT's community website branding to allow the community to provide a header logo image and contact information from the organization.
 - h. Interactive mapping interface with basic mark-up tools to allow users to sketch and label information about the permit application on CLIENT's existing GIS map and aerial photography.
-

- i. Dashboard page to allow users to view permit applications in progress based on the following criteria:
 - i. My Applications (in progress)
 - ii. Applications Needing My Attention
 - iii. Inspections to Schedule
 - iv. Inspections to Complete
 - v. Contractor Registrations about to Expire
- j. Integration with CLIENT's existing **Beacon** online portal to utilize existing property and GIS data for permit processing, search, and report capabilities. Shared data elements are limited to PROFESSIONAL's existing Guidepost UPM data model.
- k. Contractor Registration Interface
 - i. Allows system users to register as a contractor with CLIENT.
 - ii. Admin interface to setup contractor types and registration fees
 - iii. Maintains a database of CLIENT's registered contractors, including the following information.
 - 1) Contractor Type
 - 2) Business Name
 - 3) Street Address
 - 4) City
 - 5) State
 - 6) Zip
 - 7) Contact Name
 - 8) Contact Title
 - 9) Contact Business Phone
 - 10) Contact Cell Phone
 - 11) Contact Email Address
 - 12) Company Web Address
 - 13) Status
 - 14) Registration length (in months)
 - 15) Effective Date
 - 16) Expiration Date
 - 17) Renewal Date
 - 18) Workers Comp. Expiration Date
 - 19) Bond Expiration Date
 - 20) Liability Insurance Expiration Date
 - 21) Registration Fee Payment status
 - 22) Notes
 - 23) Attached Documents
- l. Included Services:
 - i. Administrative account setup and deployment.
 - ii. Two (2), two-hour (2-hour) online training sessions to introduce client to the administrative functions of the system, as well as how to begin to set up their first workflows.
- m. **Legacy System Data Migration Services**
 Professional will provide up to 30 hours of services to import data from CLIENT's existing legacy permitting system into PROFESSIONAL's web based **GeoPermits** system under the following expectations:
 - i. Data from CLIENT's Legacy System will be imported, from the existing Legacy System Database to PROFESSIONAL's web based **GeoPermits** system. Legacy system data will be imported in its existing database structure, and PROFESSIONAL will not attempt to reprocess the data to make Legacy System data fit into workflows that are developed in the new **GeoPermits** system.
 - ii. PROFESSIONAL assumes location-based permit data in the Legacy System includes a reference to a parcel (Parcel ID number). If not, PROFESSIONAL will need to develop a custom search interface for this system.
 - iii. PROFESSIONAL will develop a history report that allows the user to view a list of permits that pertain to an individual parcel, including permits from both the legacy and new systems.
 - iv. PROFESSIONAL can develop additional custom reports with data from the Legacy System, per CLIENT requests, but it may require additional costs that will be approved under subsequent agreements.

Time & Materials - PROFESSIONAL estimates this project will require 30 hours to import data from the legacy system and develop a history report, based on PROFESSIONAL's previous legacy permit system integration projects. If CLIENT's Permitting Data Migration requires more than 30 hours to complete, additional services may be provided on an hourly billed Time & Materials, based on the following hourly fee schedule. PROFESSIONAL agrees not to proceed with hourly billed Time & Materials based services without additional written authorization from CLIENT. Time & Materials based services will be invoiced on a monthly basis for any services provided in the previous month.

Hourly Fee Schedule

JOB CLASSIFICATION/TITLE	HOURLY RATE
Sr. Developer	\$286
Developer	\$248
Analyst	\$188
Sr. Implementation Manager	\$204
Implementation Manager	\$166
Implementation Specialist	\$141

n. Payment Processor Integration - Certified Payments

- i. PROFESSIONAL will provide product development services to integrate CLIENT's GeoPermits website with PROFESSIONAL's preferred third-party payment processor. Integration will allow GeoPermits website to pass permit fee amounts and purchaser information to CLIENT's payment processor where the end user will submit payment information and receive a receipt for the transaction. CLIENT's payment processor system will handle all payment and transaction fee processing and routing of funds to CLIENT. GeoPermits end users will be required to click a link or button on CLIENT's payment processor interface in order for CLIENT's payment processor system to notify the GeoPermits system that the permit fee has been paid, and to return the end user to the GeoPermits website.

o. Essentials Service Package

- i. Implementation
 - 1) PROFESSIONAL has workflow templates that the CLIENT may elect to begin with. These workflow templates can be modified using available hours from the service package or flex support as available.
 - 2) CLIENT will have up to **twelve** days (96 hours) of remote custom GIS consulting for workflow development and configuration. This will be used to assist CLIENT with setup, configuration, deployment, and usage of the online GeoPermits system. PROFESSIONAL anticipates the hours to be spread equally throughout the first 12 months of the project. Hours may be accelerated within the year based on mutual agreement between the CLIENT and PROFESSIONAL. Unused hours do not carry over past the first twelve months of the project. CLIENT is encouraged to utilize / schedule any unused hours remaining by the tenth month of the project.
- ii. GeoPermits Flex Support
 - 1) CLIENT will have up to **twelve** days (96 hours) per year of Flex (remote) Support. Unused time does not carry over past the end of the year. CLIENT is encouraged to utilize / schedule any unused hours at least 45 days before the end of the year. PROFESSIONAL anticipates the hours to be spread equally throughout the year; however, hours may be accelerated within the year based on mutual agreement between the CLIENT and PROFESSIONAL. This time could be used in as little as half-hour increments for items such as, but not limited to:

- a) Development and publication of workflows
 - b) Respond to technical support questions from CLIENT's staff
 - c) Modification and update requests for workflows
 - d) Initial term begins January 1, 2025
- 2) GeoPermits Flex Support services shall automatically renew subject to the terms in Item 4 Term, Termination and Renewal, of this agreement.

B. Portal Hosting and Maintenance

PROFESSIONAL shall host and maintain of the above-described portal(s) for the term of this Agreement.

PROFESSIONAL's web data server environment is based in a cloud computing service residing in data centers managed by third-party hyper-scale cloud providers. Site improvements and modifications, including functionality enhancements to the core product may be made periodically. If CLIENT is charging fees for use of the system, any and all disputed charges are the responsibility of CLIENT. Certain onsite hardware and software configurations may require additional third-party software (not included in this Statement of Work). Services also include monitoring of PROFESSIONAL's web servers on a twenty-four/seven (24/7) basis; however, because of infrastructure issues beyond the control of PROFESSIONAL's staff, web services are not guaranteed to be available twenty-four) 24 hours per day, seven (7) days per week.

Other Fixed Fee phases of this project may be developed during the course of this agreement. Once the estimates are accepted, an Authorization to Proceed will have to be signed and submitted before work will begin.

2 Payment for Services.

CLIENT shall compensate PROFESSIONAL for the Services as follows:

A. GeoPermits

a. One-time Setup Cost: \$28,200

Setup items:

Core Setup:	Included
Legacy System Data Migration Services:	Included
Payment Processor Integration (Preferred):	Included
Essentials Service Package:	Included
Subtotal:	\$46,600
Discount:	-\$18,400
Total:	\$28,200

b. Annual Cost: \$31,500

Items:

Core Hosting:	Included
Map:	Included
Flex Support (96 hours/year):	Included

B. Payment Schedule

Year 1	January 1, 2025 – June 30, 2025:	\$43,950
	GeoPermits Setup & Hosting and Flex (48 hours) - Pro-rated	
Year 2	July 1, 2025 – June 30, 2026:	\$31,500
	GeoPermits Hosting and Flex Support	

Hosting and maintenance fees are based on CLIENT’s services for properties and citizens that fall under CLIENT’s jurisdiction, excluding the incorporated areas of Ames, Huxley, Nevada, Slater and Story City. CLIENT shall not use GeoPermits for services to properties and citizens in these excluded areas.

C. Project Schedule

a. Portal Development

- i. PROFESSIONAL requires the following information and technical assistance from CLIENT to access data sources defined in the Scope of Services.
 - 1) Database connection information.
 - 2) Server name or IP address.
 - 3) Database name.
 - 4) User login information for read access.
 - 5) Data dictionary or schema, as available.
- ii. Network paths to all file data sources.
- iii. Installation of PROFESSIONAL’s Remote Support application on a computer with network access to CLIENT’s data sources and files.
- iv. All information must be provided by CLIENT to the PROFESSIONAL at least twenty-one (21) days prior to the start of the Initial Hosting Term, defined below, to ensure that all data will be available on the portal at the start of the Initial Hosting Term.

b. Portal Hosting and Maintenance

- i. The Initial Hosting Term shall be defined in the Scope of Service or Payment Schedule above.
- ii. The Initial Hosting Term shall begin at the date above regardless of project delays resulting from CLIENT’s failure to provide PROFESSIONAL with information required to access project data sources according to the project schedule. Any project delays on the part of the PROFESSIONAL will result in the initial hosting term starting the first day of the first month following the completion of the portal’s development and release from PROFESSIONAL to CLIENT.

Invoicing will be done on an annual basis at the beginning of the term unless otherwise specified.

If the CLIENT cancels the agreement before end of initial multi-year term, any waived discounts and promotional fees will be included in the final invoice.

Balances due thirty (30) days after the due date for non-government clients and sixty (60) days after the due date for government clients shall be assessed an interest rate of 1½% per month (18% per year). If payment is not received within thirty (30) days of the due date, PROFESSIONAL reserves the right, after giving seven (7) days written notice to CLIENT, to suspend services to CLIENT or to terminate this Agreement.

3 Terms of Service. Each party’s rights and responsibilities under this Agreement are conditioned upon and subject to the Terms of Service which can be found at <http://schneiderGIS.com/termservice>. By executing this Agreement, CLIENT acknowledges that it has read the above-described Terms of Service and agrees that such Terms of Service are incorporated herein and made a part of this Agreement. PROFESSIONAL reserves the right to update or modify the Terms of Service upon ten (10) days prior notice to CLIENT. Such notice may be provided by PROFESSIONAL to CLIENT by e-mail.

4 Term, Termination and Renewal. The initial term of this Agreement shall be defined in the Scope of Services or Payment Schedule above. If the services provided are for an annual rate and extend for multiple years, PROFESSIONAL will prorate the first year of the agreement to match the fiscal year for the CLIENT, followed by consecutive, twelve (12)

month periods. This Agreement shall automatically renew for successive terms which consist of a twelve (12) month period, subject to earlier termination as set forth in this Agreement or upon written notification by either party thirty (30) days prior to the end of a term. If, for any reason, this Agreement is terminated prior to the end of a term, any waived or discounted fees or specified promotional items provided by PROFESSIONAL shall be invoiced by PROFESSIONAL and paid by CLIENT. PROFESSIONAL reserves the right to update the pricing applicable to this Agreement after the initial term for any renewal terms and/or any subsequent terms occurring after the initial term of the Agreement; PROFESSIONAL shall provide prior written notice to CLIENT of any pricing adjustments applicable to any such renewal and/or subsequent terms sixty (60) days prior to the end of the current term.

5 Additional Data Hosting. PROFESSIONAL’s website hosting services allow for storage of up to ten (10) Gigabytes of data and files to include as content for CLIENT’s website hosted in PROFESSIONAL’s web data server environment. Additional storage and transfer requirements may be negotiated, at PROFESSIONAL’s discretion, if CLIENT decides to add additional content to the website – such as orthophotos, scanned documents, etc.

6 Assignment. PROFESSIONAL has the right to assign or transfer any rights under or interest in this Agreement upon fifteen (15) days’ written or electronic notice to CLIENT. Nothing in this Paragraph shall prevent PROFESSIONAL from employing consultants or subcontractors to assist in the performance of the Services.

7 Rights and Benefits. Nothing in this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than CLIENT and PROFESSIONAL. CLIENT and PROFESSIONAL expressly state there are no third-party beneficiaries to this Agreement.

8 Successors. This Agreement is binding on the partners, successors, executors, administrators and assigns of both parties.

9 Applicable Law. The terms and conditions of this Agreement are subject to the laws of the State of Iowa.

IN WITNESS WHEREOF, the Parties have executed this Agreement by affixing their signatures below.

Pricing is valid through December 20, 2024.

PROFESSIONAL:
Schneider Geospatial, LLC
By: 
Print: Jeff Corns, GISP
Title: President & CEO
Date: November 20, 2024

CLIENT:
Story County, Iowa
By: 
Print: Lisa R Heddens
Title: Chair
Date: 11-26-24

RESOLUTION TO SET PUBLIC HEARING FOR PROPERTY TRANSFER

Story County
Resolution No. 25-46

WHEREAS, the Story County Board of Supervisors, acting under the authority of Iowa Code Section 331.361, proposes to transfer ownership of the Story County Secondary Roads maintenance building at 93 Metcalf Street to the City of Maxwell, property described as follows:

LOTS 1 AND 2 OF BLOCK 11 OF THE ORIGINAL TOWN OF MAXWELL, IN SECTION 27 T82N, R22W, STORY COUNTY, IOWA. STORY COUNTY PARCEL ID 15-27-193-201.

NOW, THEREFORE BE IT RESOLVED that a hearing on the proposed property transfer will be held in the Board Room, Story County Administration Building, Nevada, Iowa, 50201, at 10:00 a.m. on December 17th, 2024.


Chairperson, Board of Supervisors

Attest: 

ROLL CALL	Latifah Faisal	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
FOR ALLOWANCE	Lisa Heddens	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
	Linda Murken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ALLOWED BY VOTE OF THE BOARD Yea 3 Nay 0 Absent 0


CHAIRPERSON Above tabulation made by B



November 19, 2024

The Board of Supervisors
Story County Administration Building
900 6th Street
Nevada, Iowa 50201

RE: Completed FY 2024 Cost Allocation Plan

Dear Board Members:

We have completed the **Story County** cost allocation plan based on actual expenditures for the year ended June 30, 2024. One bound copy of the plan is enclosed for your files. Additional copies of the plan are being provided to the County Auditor. Also enclosed herein is a standard federal Certification Statement that is required where reimbursement is claimed from federal grant programs. The statement says that to the best of the County's knowledge, the cost allocation plan is correct and was prepared in accordance with the federal cost principles contained in 2 CFR Part 200. Please have the Board Chairperson sign the statement, retain a copy on file and return the original to me. A copy of the plan will also be placed on file at the central office of the Iowa Department of Health and Human Services (DHHS).

The FY 2024 cost allocation plan will result in the following indirect cost recoveries during **FY 2026**:

DHHS Local Administrative Expenses

This category relates to the indirect costs that the county incurs for the local DHHS office. These indirect costs include expense items such as audit fees, liability and property insurance, building space costs, accounting services and legal services. The total indirect costs to be claimed on quarterly Local Administrative Expense (LAE) reports for FY 2026 is \$445,325. This amount includes the required carry-forward adjustment to reconcile actual and projected costs for FY 2024 and is shown on Exhibit B near the beginning of the cost allocation plan. We estimate that about 33 percent of the total claims for the year will be reimbursed to the County from federal funds. Accordingly,

Board of Supervisors
November 19, 2024
Page – 2

the total reimbursement for the year should be about \$146,957. We will track these payments each quarter and report the actual results to you after the close of the year. A copy of our correspondence to the local office of DHHS which provides guidance for claiming these costs on the LAE reports is also enclosed for your reference.

Please contact me if you have any questions relating to the cost allocation plan. We are pleased for the confidence that you have placed in us and look forward to being of continuing service to you.

Sincerely,

Cost Advisory Services, Inc.



Jeff Lorenz
President

Enclosures

Cc: Lucinda Martin, County Auditor



CERTIFICATE OF COST ALLOCATION PLAN

This is to certify that I have reviewed the cost allocation plan submitted herewith and to the best of my knowledge and belief:

- (1) All costs included in this proposal based on the Fiscal Year ended June 30, 2024, to establish cost allocations or billings for use in FY 2026, are allowable in accordance with the requirements of 2 CFR 200 "Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards", and the Federal award(s) to which they apply. Unallowable costs have been adjusted for in allocating costs as indicated in the cost allocation plan.

- (2) All costs included in this proposal are properly allocable to Federal awards on the basis of a beneficial or causal relationship between the expenses incurred and the Federal awards to which they are allocated in accordance with applicable requirements. Further, the same costs that have been treated as indirect costs have not been claimed as direct costs. Similar types of costs have been accounted for consistently.

I declare that the foregoing is true and correct.

Governmental Unit: Story County

Signature:

Lisa K. Heblers

Printed Name of Official:

Lisa K. Heblers

Title:

Chair

Date of Execution:

11-26-24



LUCY MARTIN
Story County Auditor
and
Commissioner of Elections

To: Board of Supervisors
From: Lucy Martin
Date: November 21, 2024
Re: Charitable Solicitation and Payroll Deduction Policy

I am requesting that the Charitable Solicitation and Payroll Deduction Policy, first adopted in 1995 and last updated in 2002, be rescinded, effective after the last full pay period in calendar 2024.

As we plan to convert to the new payroll software (HRIS), my staff has reviewed a number of internal processes. When the policy was adopted in 1995, there were no other avenues outside of payroll deductions for employee contributions. With the advent of several technology advances, there are now multiple options for employees to make the same charitable contributions without involving the County's payroll system.

Currently, only three employees utilize this function; we are happy to assist them with the transition. We have reviewed this issue with Human Resources and have the support of that department.

I respectfully request you rescind the policy with the effective date of December 20, 2024.

APPROVED DENIED
Board Member Initials: AKH
Meeting Date: 11-26-24
Follow-up action:

Prepared by and return to: The Story County Engineer's Office, 837 N Ave, Nevada Iowa 50201 Phone 515-382-7355

RESOLUTION #25-47
Story County Board of Supervisors

Award of Bid for Project BRS-4865(605)--5F-85

Bridge Replacement -CCS, On 325th St. over Rock Creek Overflow, S27 T82 R22

BE IT RESOLVED, by the Story County Board of Supervisors, as follows:

Section 1: That bid for project BROS-4865(605)--5F-85, be awarded to the low bidder, Peterson Contractors Inc., Reinbeck, IA for the total cost of \$514,450.70.

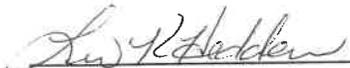
Section 2: That the Story County Engineer be authorized to sign the contract documents on behalf of the board for this project.

Section 3: That this resolution shall take effect immediately

Adopted this 26th day of November, 2024

Recommended Approval by:


Darren R. Moon, P.E. 11-21-24
County Engineer Date


Chairperson, Board of Supervisors

Attest: 
County Auditor

ROLL CALL Latifah Faisal Yea Nay Absent
FOR ALLOWANCE Lisa Heddens Yea Nay Absent
 Linda Murken Yea Nay Absent

ALLOWED BY VOTE
OF BOARD Yea 3 Nay 0 Absent 0

 Above tabulation made by 
CHAIRPERSON

STORY COUNTY UTILITY PERMIT

Date 11-15-24

To the Board of Supervisors, Story County, Iowa:

The Xenia Rural Water District Company, incorporated under the laws of Iowa, authorize to do business within the State of Iowa, with its principal place of business at PO Box 220 Adel, IA. 50003, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Potable water on secondary route 180th St, from Center Line Y Ave to East, a distance of 260 LF.

Agreements: The utility company, corporation, applicant, permittee, or licensee, (hereinafter referred to as the permittee) agrees that the following stipulations shall govern under this permit.

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:

New water main

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable. Utility depth requirements shall meet Iowa Administrative Code 761—115.13(306A).

3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.

4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.

5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.

6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.

7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all liability and expense of whatsoever nature for, on account of or due to the acts or omissions of said Permittee's officers, members, agents, representatives, contractors, employees or assigns arising out of or in connection with its (or their) use or occupancy of the public highway under this permit.

9. Noncompliance with any of the terms of permit, or agreement, may be considered cause for shut down of utility construction operations, or revocation of the permit.

10. The following special requirements, if applicable, shall apply to this permit:

Whenever the route of the proposed cable line runs along a paved secondary highway, the location of said cable shall be constructed in the ditch bottom near the backslope or on top of the backslope near the r.o.w. line.

Whenever the route of the proposed cable line runs along a dirt or gravel surfaced highway, the location of said cable shall be constructed on top of the road surface and as near possible to the shoulder line

Whenever a cross road culvert or bridge is encountered along the route of the proposed cable lines, said cable shall be constructed around the ends of said cross road culvert or bridge even though this looping is not designated on the situation plans attached hereto.

The crossing of the cable line from one side of the highway to the other shall be accomplished at a near right angle rather than diagonally so as to disturb the roadbed of the traveled way as little as possible.

Whenever the route of the proposed cable line is to cross a paved highway, such crossing shall be in a bored hole rather than open cut trench.

Date 11-15-2024

Xenia Rural Water District
Name of Company (Applicant - Permittee)

Jeff Rowley 515-979-2949
by Phone no.

Recommended for Approval:

Date 11-15-24


County Engineer 515-382-7355
Phone no.

Approved:

Date 11-26-24


Chair, Board of Supervisors
Story County, Iowa

A plat shall be attached to the copy submitted.

GENERAL REQUIREMENTS FOR WORK IN THE ROAD RIGHT OF WAY

Supplement to accompany all "Use of Right of Way" Permits

In accordance with Chapter 318 of the Code of Iowa, no billboard, advertising sign or device, fence other than right of way boundary fence, or other obstruction except signs or devices authorized by law or approved by the highway authorities shall be placed or erected upon the right of way of any public highway. And further, "A person shall not excavate, fill, or make a physical change within a highway right-of-way without obtaining a permit from the applicable highway authority."

Any work proposals requesting approval of this permit must meet the following General criteria:

Permittee must provide a certificate of insurance for the work being done, (naming the County as an additional insured on the Permittee's policy), to the County Engineer before permit can be processed.

Final installation shall not create a hazard for errant vehicles from the roadway within ANY portion of the road right of way.

Final installation shall not hinder drainage in the roadway's ditch, culvert and tile systems

Final installation shall not reduce snow storage available or cause additional (or more severe) drifting

Final installation shall not block visibility of signs, intersections, etc.

Final installation shall not serve as a major distraction to the motoring public.

Final installation shall not disturb existing native plantings, unless special exception is made by the IRVM Director

Re-seeding of disturbed areas shall be with a seed mix approved by the IRVM Director

Work must be completed within 6-months

Types of things allowed:

Working soil and seeding of right of way back slopes with non woody plants

Work in back slope to prevent erosion (wash) from waterway

Work to reshape waterway TO A NATURAL DRAINAGE WAY through the back slope

Landscaping on the back slope that is flush with the ground.

Others???

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER
Prepared By: Leanne Harter, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

Please return to:
Planning & Development

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 25-41**

**AMENDING THE URBAN RENEWAL PLAN
STORY COUNTY URBAN RENEWAL AREA**

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the *Code of Iowa*, a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, the Story County Board of Supervisors by prior resolution established the URBAN RENEWAL PLAN-STORY COUNTY URBAN RENEWAL AREA for the governance of projects and initiatives therein; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which would facilitate the undertaking of new urban renewal projects in the Urban Renewal Area; and

WHEREAS, notice of a public hearing by the Story County Board of Supervisors on the proposed Amendment was heretofore given in compliance with the provisions of Chapter 403 of the *Code of Iowa*, and the Board of Supervisors conducted said hearing on November 26, 2024. and

WHEREAS, notices for a consultation meeting were sent to the effective taxing entities including: City of Collins, City of Nevada, City of Slater, City of Story City, City of Zeoring, Nevada Community School District, Collins-Maxwell School District, COL-NEESCO School District, Ballard School District, Roland-Story School District, Collins Township, Grant Township, Lafayette Township, Richland Township, Sherman Township, Lincoln Township, Milford Township, Nevada Township, Howard Township, Palestine Township, Warren Township, and Indian Creek Township; and the consultation meeting was held on the 10th day of September 2024; and responses to any comments or recommendations received following the consultation meeting were made as required by law.

NOW THEREFORE BE IT RESOLVED by the Story County Board of Supervisors, Story County, Iowa, as follows:

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby determined by this Board of Supervisors the proposed economic development under the Amendment is necessary and appropriate to facilitate the proper growth and development of Story County in accordance with sound planning standards and local community objectives.

**URBAN RENEWAL PLAN
STORY COUNTY URBAN RENEWAL AREA
November 2011**

*Amended October 2013
Amended May 2016
Amended August 2017
Amended November 2020*

*Amended September 2014
Amended September 2016
Amended August 2018
Amended October 2024*

*Amended October 2015
Amended June 2017
Amended October 2019
November 2024*

I. INTRODUCTION

Chapter 403 of the *Code of Iowa* authorizes counties to establish areas within their boundaries known as "urban renewal areas," and to exercise special powers within these areas, including financing projects using property taxes generated from incremental property tax valuations.

County boards of supervisors may create "economic development" urban renewal areas. An economic development urban renewal area may be any area of a county, which has been designated by the board of supervisors as an area which is appropriate for commercial or industrial enterprises and in which the county seeks to encourage further development.

The process by which an economic development urban renewal area may be created begins with a finding by a board of supervisors that such an area needs to be established within the County. An urban renewal plan is then prepared for the area. The Board of Supervisors must hold a public hearing on the urban renewal plan, following which, the Board may approve the plan and may adopt a tax increment ordinance.

This document is intended to serve as the Urban Renewal Plan for an urban renewal area in Story County, Iowa (the "County") to be known as the Story County Urban Renewal Area (the "Urban Renewal Area"). The largest amount of new taxable valuation to be included in the Urban Renewal Area will be derived from the wind turbines located in Lincoln, Sherman, and Warren Townships, in the northeast portion of the County.

This document is an Urban Renewal Plan within the meaning of Chapter 403 of the *Code of Iowa*, and it sets out proposed projects to be undertaken within the Urban Renewal Area. It is also intended that this Urban Renewal Plan will guide the County in promoting economic development.

II. PROPERTY TO BE INCLUDED IN URBAN RENEWAL AREA

Using the authority in Chapter 403 of the *Code of Iowa*, the County Board of Supervisors has determined to include the following taxable property within the Urban Renewal Area:

1. Story Wind LLC and Garden Wind LLC wind farm turbine properties located in Lincoln, Sherman, and Warren Townships. (List of County tax parcel numbers attached as Exhibit A)
2. Demonstration wind turbine property located in Grant Township (County tax parcel numbers 10-13-100-301 and 10-13-300-106)
3. Vetter Equipment property located at the intersection of Highway 30 and 590th Avenue (County parcel number 10-09-400-400)
4. Wind turbines as identified by the following County parcel numbers: 01-01-100-201; and 01-01-100-101; and ~~15-24-200-101~~;
5. Wind turbines as identified by the following County parcel numbers: 10-10-100-400, 10-10-100-400, 10-10-300-100, 10-16-200-200, 11-05-400-100, 13-27-300-200, 13-27-400-200 and 13-27-400-400.

In addition, the Board of Supervisors has determined to include the following property within the Urban Renewal Area on which projects will be constructed:

1. Dakins Lake County Park (County tax parcel number 04-16-400-125) including acquisition of additional adjoining property (County tax parcel number 04-16-400-105)
2. Right-of-way of Country Club Road from the Nevada city limits south to 260th Street.
3. One-quarter mile of 590th Avenue north of its intersection with Highway 30
4. City of Collins, Iowa – Proposed improvements to Collins Wellness Center for purchase and implementation of new scanner entry system; expansion of programs and services; and additional equipment purchases (County tax parcel number 16-21-160-575).
5. Colo-Nesco Community School District – Proposed construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
6. City of Kelley, Iowa – Construct enclosure around post office boxes (County tax parcel number 09-32-474-600).
7. City of McCallsburg, Iowa – Water looping project throughout the community to help improve water quality for residents near existing dead ends, helps increase the flow of water, such as in cases of need for fire suppression, and also help create a secondary supply of water in cases where a water main line needs to be shut down in a certain area (such as a water main line break).
8. City of Roland, Iowa – Removal and disposal of asbestos containing materials on property located at 218 North Main Street. (County tax parcel number 02-14-360-340).
9. City of Zearing, Iowa – Building purchase and remodel and rehabilitation of building (County tax parcel number 04-21-254-335).
10. City of Collins - Work on water lines as a result of US Hwy 65 re-grade.
11. Colo-Nesco Community School District – Proposed Phase II of playground construction (County tax parcel number 04-21-205-240)
12. City of Huxley – Proposed hard surfacing of one-mile of Heart of Iowa Trail from US Highway 69 to Trailridge Park.
13. City of Kelley – Construction of new six-inch water main on Hubbel Street.
14. City of Maxwell – Installation of curb and gutter along Trotter Blvd.
15. City of Nevada – Construction of Clock Tower Center.
16. City of Slater – Main Street improvements from Story to Tama Streets.
17. City of Zearing – Building renovations at 107 West Main Street.
18. Colo-Nesco Community School District – Phase III construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
19. City of Huxley – Centennial Park playground expansion.
20. City of Cambridge - Construction of new multi-functional municipal building.
21. City of Slater – Main Street improvements to corner of Main Street and Marshall.
22. City of Slater – Acquisition and renovation of 404/406 Main Street.
23. City of Story City – South Park project.
24. Praeri Rail Trail Extension Planning and Construction.
25. Tedesco Environmental Learning Corridor – Phase 1, Phase 2 and Phase 3 at the Iowa State University Research Park - Financing the design, construction and facilitation of certain improvements and other work to serve the Tedesco Environmental Learning Corridor as described in the approved "Agreement for Public Improvements and Other Work Pertaining to the Iowa State University Research Park Phase III" including:
 - Native vegetation and restoration within the Tedesco Environmental Learning Corridor
 - Limited amount of mowed greenspace within the Tedesco Environmental

Learning Corridor

- Trails generally as shown on Exhibit B, both within and outside of the Tedesco Environmental Learning Corridor
 - Bridges over streams and waterways
 - Stream/Channel restoration
 - Removal of invasive species and replacement with native species
 - Assisting in the design of storm water management and treatment features within the Tedesco Environmental Learning Corridor
 - Maintenance and management of storm water management and treatment features (from outlet of storm sewer service line from HUB Building to stream) within the Tedesco Environmental Learning Corridor
 - All other items within the Tedesco Environmental Learning Corridor
 - unless specified otherwise including, without limitation federally designated wetlands or wetlands mitigation areas.
26. City of Collins – Demolition and revitalization of buildings along Main Street.
 27. City of Story City – Proposed improvements to North Park Project.
 28. City of Cambridge – Construction of Cambridge Community Center.
 29. City of Huxley – All-inclusive playground structure installation at Nord Kalsem Park.
 30. City of Slater – Decorative sidewalk, parking area replacement and decorative street lighting along Main Street.
 31. City of Gilbert – Main Street paving and utility reconstruction from Mathews Drive to 545' north of 2nd Street
 32. City of Cambridge - Utility Re-Location
 33. City of Slater - Main Street Revitalization—north and south side of Main Street from Story Street to Marshall Street
 34. City of Story City - Proposed improvements: 1) Boulevard Gateway Signage; 2) New benches and trash receptacles; 3) Addition of bike racks; 4) Building lights; 5) History plaques.
 35. City of Cambridge - Redevelopment of the 1914 Opera House, including the addition of two commercial units on the first floor and three low-cost housing units on the second floor.
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 47. City of Slater - Phase 2 - Trailside Sports Complex and Trailhead
 48. City of Story City - North Park Restrooms Project
 49. City of Nevada - Oak Park Estates Trail Connection

A map showing the location of each of these properties is set out as Exhibit B.

III. URBAN RENEWAL AREA OBJECTIVES

The primary objectives of the Board of Supervisors in creating the Urban Renewal Area

are to use incremental property tax revenues to finance public improvements that are intended to promote the quality of life for all residents of Story County and to encourage private investment and development that will lead to greater job retention, creation of new jobs, an increase in the tax base and the promotion of economic growth throughout the County.

IV. INITIAL PROJECTS

The Board of Supervisors has reviewed a number of possible projects that would be consistent with the objectives set out above and has determined that the following projects could be undertaken effectively during the current fiscal year:

1. Improvements to Dakins Lake County Park, including acquisition of adjacent property
2. Construction of bike trail on Country Club Road from the Nevada city limits south to 260th Street
3. Paving one-quarter mile of 590th Avenue north of its intersection with Highway 30

V. ADDITIONAL PROJECTS

The Board of Supervisors has reviewed a number of requests submitted during August 2013, 2014, 2015, 2016, 2017, 2019 and 2024 that would be consistent with the objectives set out above and has determined that the following projects could be undertaken effectively during the current fiscal year and fiscal year 2025:

- City of Collins, Iowa – Proposed improvements to Collins Wellness Center for purchase and implementation of new scanner entry system; expansion of programs and services; and additional equipment purchases (County tax parcel number 16-21-160-575).
- Colo-Nesco Community School District – Proposed construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
- City of Kelley, Iowa – Construct enclosure around post office boxes (County tax parcel number 09-32-474-600).
- City of McCallsburg, Iowa – Water looping project throughout the community to help improve water quality for residents near existing dead ends, helps increase the flow of water, such as in cases of need for fire suppression, and also help create a secondary supply of water in cases where a water main line needs to be shut down in a certain area (such as a water main line break).
- City of Roland, Iowa – Removal and disposal of asbestos containing materials on property located at 218 North Main Street. (County tax parcel number 02-14-360-340).
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- City of Slater – Main Street improvements from Story to Tama Streets.
- City of Zearing – Building renovations at 107 West Main Street.
- Colo-Nesco Community School District – Phase III construction of a community

- playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
- City of Huxley – Centennial Park playground expansion.
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 - Native vegetation and restoration within the Tedesco Environmental Learning Corridor
 - Limited amount of mowed greenspace within the Tedesco Environmental Learning Corridor
 - Trails generally as shown on Exhibit B, both within and outside of the Tedesco Environmental Learning Corridor
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- City of Slater - Phase 2 - Trailside Sports Complex and Trailhead
- City of Story City - North Park Restrooms Project
- City of Nevada - Oak Park Estates Trail Connection

VI. TAX INCREMENT FINANCING PROCEDURES

As part of the establishment of the Urban Renewal Area, the County will adopt an ordinance to designate certain taxable property within the Urban Renewal Area from which the property taxes generated from new private development may be used to pay costs of urban renewal projects, including construction of public improvements. The use of these tax revenues in this manner is known as tax increment financing ("TIF").

Depending on the date on which debt is initially certified, an original taxable valuation is established for the property that has been designated in the ordinance, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in an Urban Renewal Area as of January 1 of the calendar year proceeding the calendar year in which the County first certifies the amount of any obligations payable from TIF revenues to be generated within that Urban Renewal Area. When the value of this taxable property increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

It is expected that the County will incur debt that can be certified by December 1, 2011, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2010. For new properties added with amendments approved October 2013, it is expected that the County will incur debt that can be certified by December 1, 2013, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2012. For new properties added with amendments approved October 2015, it is expected that the County will incur debt that can be certified by December 1, 2015, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2014. For new properties added with amendments approved September 2016, it is expected that the County will incur debt that can be certified by December 1, 2016, which will result in establishing the base valuation of the property in the Urban Renewal Area as of January 1, 2015.

Procedurally, after tax increment debt has been incurred within an Urban Renewal Area, property taxes levied by the county, the school districts, townships and the area college against the incremental value, with the exception of taxes levied to repay debt incurred by those jurisdictions and the school district physical plant and equipment levy, are allocated by state law to the County's tax increment fund rather than to each jurisdiction. These new tax dollars are then used to repay any tax increment obligation incurred in the Urban Renewal Area.

VII. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board. The collection of incremental property tax revenues will be limited by state law to no more than twenty years

following the fiscal year in which the first such revenues are collected.

VII. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the *Code of Iowa* in order to carry out any purposes consistent with Chapter 403 of the *Code of Iowa*, to add other taxable property that may produce incremental revenues and to add projects that may be financed from incremental revenues.

VIII. COUNTY FINANCIAL INFORMATION

Chapter 403 of the *Code of Iowa* requires that any urban renewal plan include certain information about County general obligation debt, the legal ability to incur additional debt and the amount of proposed debt to be incurred that would be eligible to be paid from incremental property taxes. This chart shows that information for Story County and the Story County Urban Renewal Area (December 1, 2024).

Outstanding general obligation debt	\$2,953,931.90
Current constitutional debt limit	\$464,000,000
TIF debt incurred	\$315,757.00

This chart shows that information for Story County and the Story County Urban Renewal Area as amended (October 2024):

Outstanding general obligation debt	\$2,953,931.90
Current constitutional debt limit	\$464,000,000
Proposed TIF debt to be incurred	\$738,750
Existing TIF debt	\$315,757

EXHIBIT A

County Tax Parcel	# of Turbines	Description	County Tax Parcel	# of Turbines	Description
03-12-300-101	1	GARDEN WIND LLC	04-35-100-201	1	STORY WIND LLC
03-12-300-201	2	GARDEN WIND LLC	04-35-100-301	1	STORY WIND LLC
03-12-400-101	1	GARDEN WIND LLC	04-35-200-101	2	STORY WIND LLC
03-13-400-201	1	GARDEN WIND LLC	04-36-100-401	1	STORY WIND LLC
03-25-100-401	1	STORY WIND LLC	04-36-200-301	2	STORY WIND LLC
03-25-200-301	2	STORY WIND LLC	04-36-200-401	1	STORY WIND LLC
03-25-200-401	1	STORY WIND LLC	04-36-300-101	1	STORY WIND LLC
04-04-100-101	1	GARDEN WIND LLC	08-02-100-101	1	STORY WIND LLC
04-04-100-201	1	GARDEN WIND LLC	08-02-100-201	2	STORY WIND LLC
04-04-200-101	1	GARDEN WIND LLC	08-04-200-101	1	STORY WIND LLC
04-04-300-401	2	GARDEN WIND LLC	08-04-200-201	1	STORY WIND LLC
04-04-400-301	1	GARDEN WIND LLC	08-08-100-401	1	STORY WIND LLC
04-06-100-201	1	GARDEN WIND LLC	08-08-200-301	1	STORY WIND LLC
04-06-200-101	2	GARDEN WIND LLC	08-08-200-401	2	STORY WIND LLC
04-08-100-301	1	GARDEN WIND LLC	08-09-100-301	1	STORY WIND LLC
04-08-100-401	1	GARDEN WIND LLC	08-09-100-401	2	STORY WIND LLC
04-17-100-101	1	GARDEN WIND LLC	08-10-300-201	1	STORY WIND LLC
04-17-100-201	1	GARDEN WIND LLC	08-10-400-101	2	STORY WIND LLC
04-17-200-101	1	GARDEN WIND LLC	08-10-400-201	1	STORY WIND LLC
04-18-200-101	1	GARDEN WIND LLC	08-11-300-101	1	STORY WIND LLC
04-18-200-201	1	GARDEN WIND LLC	08-11-300-201	1	STORY WIND LLC
04-18-300-101	1	GARDEN WIND LLC	08-13-100-201	1	STORY WIND LLC
04-18-400-101	1	GARDEN WIND LLC	08-13-200-101	2	STORY WIND LLC
04-27-300-101	1	STORY WIND LLC	08-14-200-101	1	STORY WIND LLC
04-27-300-201	2	STORY WIND LLC	08-14-200-201	1	STORY WIND LLC
04-28-300-201	1	STORY WIND LLC	08-15-300-101	1	STORY WIND LLC
04-28-400-101	2	STORY WIND LLC	08-15-300-201	1	STORY WIND LLC
04-28-400-201	1	STORY WIND LLC	08-15-400-101	2	STORY WIND LLC
04-29-100-301	1	STORY WIND LLC	08-15-400-201	1	STORY WIND LLC
04-29-100-401	2	STORY WIND LLC	08-16-100-401	2	STORY WIND LLC
04-29-200-301	1	STORY WIND LLC	08-16-200-301	1	STORY WIND LLC
04-30-100-301	1	STORY WIND LLC	08-16-200-401	1	STORY WIND LLC
04-30-100-401	1	STORY WIND LLC	08-22-300-101	1	STORY WIND LLC
04-30-200-301	1	STORY WIND LLC	08-22-300-201	2	STORY WIND LLC

04-30-200-401	2	STORY WIND LLC	08-22-400-101	2	STORY WIND LLC
04-31-100-301	1	STORY WIND LLC	08-22-400-201	1	STORY WIND LLC
04-31-100-401	1	STORY WIND LLC	08-23-100-301	2	STORY WIND LLC
04-31-200-301	2	STORY WIND LLC	08-25-300-151	3	STORY WIND LLC
04-31-200-426	1	STORY WIND LLC	08-25-400-201	2	STORY WIND LLC
04-32-100-301	1	STORY WIND LLC	08-26-300-101	1	STORY WIND LLC
04-32-100-401	2	STORY WIND LLC	08-26-300-201	1	STORY WIND LLC
04-32-200-301	1	STORY WIND LLC	08-26-400-106	1	STORY WIND LLC
04-32-200-401	1	STORY WIND LLC	08-26-400-126	1	STORY WIND LLC
04-33-300-106	1	STORY WIND LLC	08-26-400-226	1	STORY WIND LLC
04-33-300-206	2	STORY WIND LLC	08-35-200-301	2	STORY WIND LLC
04-34-400-101	1	STORY WIND LLC	08-36-200-301	2	STORY WIND LLC
04-34-400-201	1	STORY WIND LLC	08-36-200-401	1	STORY WIND LLC
Added Properties - October 2013					
County Tax Parcel	# of Turbines	Description	County Tax Parcel	# of Turbines	Descriptions
01-01-100-101	1	Hamilton Wind Energy, LLC	01-01-100-201	1	Story Wind Energy, LLC
01-01-100-201	1	Story Wind Energy, LLC			
15-24-200-101	1	Ag Land Energy 2, LLC			
Added Properties - October 2016					
County Tax Parcel	# of Turbines	Description	County Tax Parcel	# of Turbines	Descriptions
10-10-100-401	2	OPTIMUM WIND 3/4	10-16-200-201	1	OPTIMUM WIND 6
10-10-300-101	1	OPTIMUM WIND 5	13-27-300-201	1	MICHELANGELO 1
11-05-400-101	1	OPTIMUM WIND 7	13-27-400-401	1	MICHELANGELO 3
13-27-400-401	1	MICHELANGELO 3			

EXHIBIT B
Map showing taxable property and location of projects to be undertaken in Story County
Urban Renewal Area

Story County Urban Renewal Plan

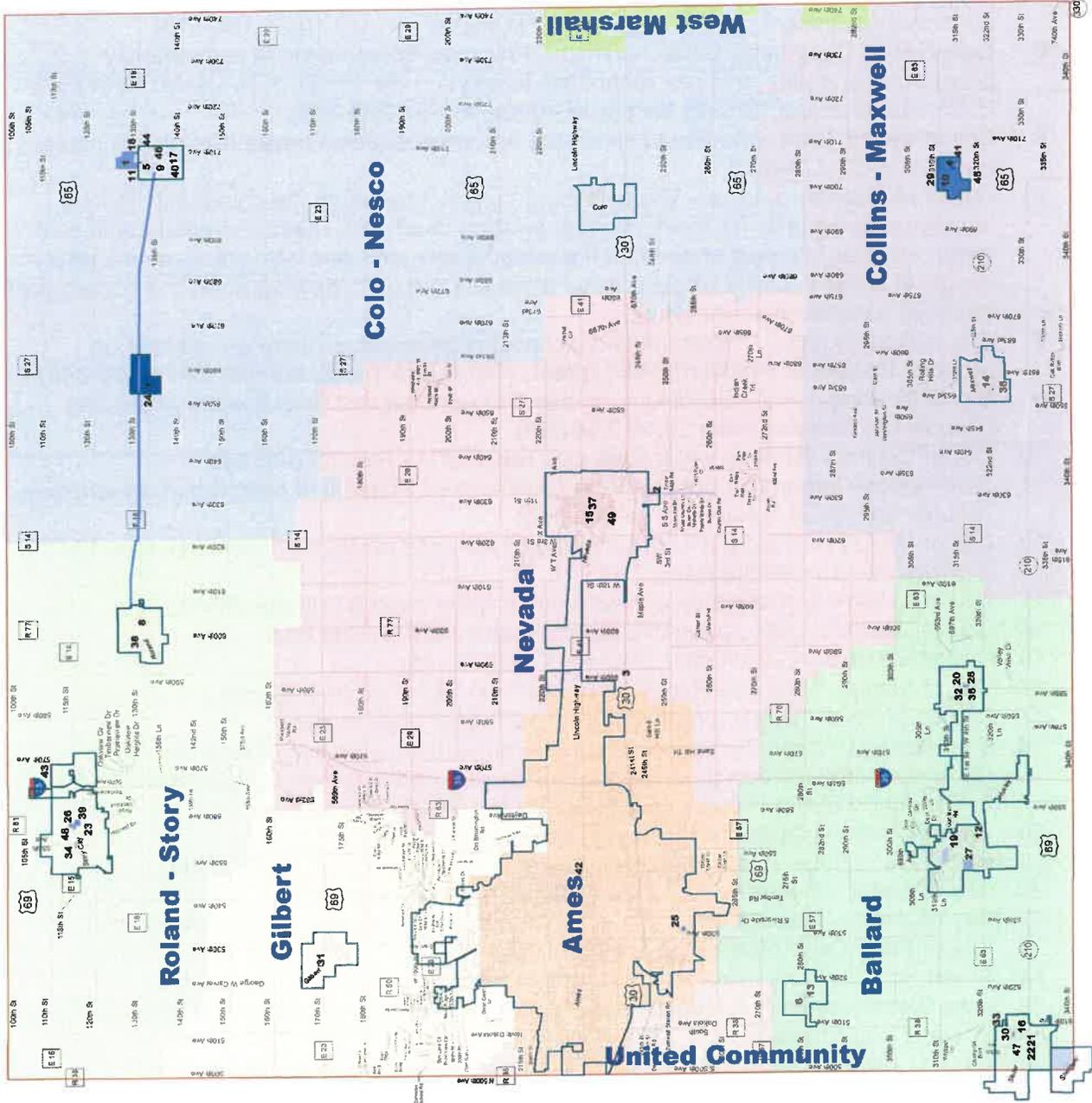


Legend

- City Limits
- Ames School District
- Ballard School District
- Collins - Maxwell School District
- Colo - Nesco School District
- Gilbert School District
- Nevada School District
- North Polk School District
- Roland - Story School District
- United Community School District
- West Marshall School District
- County Boundary
- Roads



Map prepared on October 24, 2024, by the Story County Planning and Development Department.



See Key to Urban Renewal Projects
on Following Page.

Key to Urban Renewal Projects

- 1 Improvements to Dakins Lake (County tax parcel number 04-16-400-125) including acquisition of additional adjoining property (County tax parcel number 04-16-400-105)
- 2 Construction of bike trail along right-of-way of Country Club Road from the Nevada city limits south to 260th Street
- 3 Paving ¼ mile along 590th Avenue north of its intersection with Highway 30
- 4 City of Collins: Programming improvements at Wellness Center for purchase and implementation of new scanner entry system; expansion of programs and services; and additional equipment purchases (County tax parcel number 16-21-160-575)
- 5 Colo-Nesco Community School District – Proposed construction of a community playground and park on three vacant lots located on the corner of N. Center Street and E. Cleveland Street (County tax parcel number 04-21-205-240).
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DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Leanne Harter, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

Please return to:
Planning & Development

**STORY COUNTY IOWA
ORDINANCE NO. 322
AN ORDINANCE AMENDING CHAPTER 8 – URBAN RENEWAL
OF THE STORY COUNTY CODE OF ORDINANCES.**

BE IT ENACTED by the Board of Supervisors of Story County, Iowa:

Section 1. Purpose. The purpose of this ordinance is to amend the Story County Urban Renewal Area (hereinafter referred to as the “Original Project Area”) pursuant to Section 403.19 of the *Code of Iowa*, as amended, and provide for the division of taxes levied on the taxable property in the Story County Urban Renewal Area.

Section 2. Proposed Amendments. After notice, consultation and public hearing as required by law, the said Urban Renewal Plan – Section 8.02 is hereby amended to remove the properties listed below, defined by Tax Identification Numbers).

4. New Urban Renewal Area Properties included October, 2013.:

Tax ID Number	# of Turbines	Description	Tax ID Number	# of Turbines	Description
01-01-100-101	1	Hamilton Wind Energy, LLC	01-01-100-201	1	Story Wind Energy, LLC
15-24-200-101	1	Ag Land Energy 2, LLC			

Section 4. Repealer. All ordinances or parts, of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or

unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law.

Action upon FIRST Consideration: APPROVED
DATE: November 26, 2024

Moved by: MURKEN
Seconded by: FAISAL
Voting Aye: MURKEN, FAISAL, HEDDENS
Voting Nay: NONE
Not Voting: NONE
Absent: NONE

Action upon SECOND Consideration: WAIVED
DATE:

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

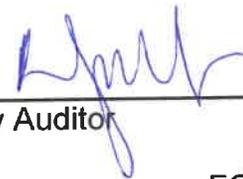
Action upon THIRD Consideration: WAIVED
DATE:

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

ADOPTED THIS 26th day of NOVEMBER, 2021.


Chairperson, Board of Supervisors

Attest:


County Auditor

ROLL CALL
FOR ALLOWANCE

<u>Latifah Faisal</u>	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
<u>Lisa Heddens</u>	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
<u>Linda Murken</u>	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0


CHAIRPERSON

Above tabulation made by JB

Thank you for your interest in Verizon. Here is your quote.



This quotation is based on the terms and conditions of the NASPO Value Point (NVLPT) #MA152-1 Contract (f/k/a WSCA) ("the Agreement"). The NVLPT Agreement, Addenda and Attachments can be found on www.naspovaluepoint.org site for your review. Please note Promotional Offers in this quote may expire prior to the quote expiration date and are subject to change at any time without notice.

Created: 11/20/2024

Expires: 01/18/2025

Quote ID: 85476208-Q-24363991

Prepared for:

STORY COUNTY
900 6TH ST
NEVADA, IA 50201

Prepared by:

Jenelle Dewilfond
5633437261
jenelle.smith@verizonwireless.com
Location: 0067301

Quote overview

-\$19.44/mo Instant Savings
See Credits itemized under quote details.

\$40.00/mo per line
Average cost per line for 1 lines before taxes, fees or surcharges

Your estimated charges

With applicable discounts; additional charges, taxes, fees and surcharges apply.

Due monthly¹

\$40.00/mo

Plans & Features \$40.00/mo

* includes monthly instant savings

APPROVED **DENIED**
Board Member Initials: JKH
Meeting Date: 11-26-24
Follow-up action: _____



Download the My Verizon for Business App to shop, manage your account, and more.

Quote details

Plans & features

www.verizon.com/about/broadband-facts/

Custom Business Talk, Text & Data + MHS SharePlan - 300 Minutes, Unlimited Talk & Text - \$51.95/month

Qty: 1 x \$51.95 \$51.95

Added features:

- Decline Device Protection

Qty: 1 x \$0.00 \$0.00

- International Messages While in US

Qty: 1 x \$0.00 \$0.00

- International Travel Voice Select Canada

Qty: 1 x \$0.00 \$0.00

Promotion(s) applied:

- 23% ACCESS DISCOUNT

Qty: 1 x \$11.95 -\$11.95

Due monthly (Subsidy - 2 year) \$40.00

Total due monthly for plans & features \$40.00

[Faint red stamp: RECEIVED]

Devices & accessories

Apple iPhone 14 128GB in Midnight - MPUA3LL/A

Retail price \$629.99

Promotion(s) applied:

● TOOLBOX \$0.00 IPH 14 128GB PP \$34.99 1Y 2Y ACT. Valid through 01/05/2025 -\$179.99

● Corporate Discount -\$450.00

Net price (2 yr contract) \$0.00

Add a line(s):

● 515-735-2971 Leanne Harter

Due today

Qty: 1 x \$0.00 \$0.00

Total due today for device(s) \$0.00

Sales tax

Total due today with tax \$0.00

Device payment tax \$0.00



Important customer information

Prices referenced in this document are for estimating purposes only. Actual prices will be based on current equipment, calling plan and feature charges available at purchase, device tax due at the time of purchase and are subject to change without notice. Equipment and accessories are subject to availability while supplies last.

Shipping cost and taxes are subject to change during checkout. Activation/upgrade fee/line up to \$35; restocking fee per device up to \$50. An Economic Adjustment Charge/line/mo may also apply; \$0.98 for basic phones & tablets; \$2.98 or \$3.97 for smartphones & data devices and for wireless business internet plan lines. Subject to business agreement, Calling Plan & credit approval. Either an Offer Recovery Fee or up to \$650 Early Termination Fee may apply. If applicable, your line's Offer Recovery Fee will be the sum of device discounts plus device credits you receive. Offers & coverage, varying by svc, not available everywhere; see vzw.com. Monthly charges are shown before taxes, and VZW surcharges/line/mo (including 35.8% Fed. Univ. Svc.; \$1.95 (voice)/\$0.06 (data-only) Admin Chrg; \$0.19 (voice)/\$0.02 (data-only) Regulatory Chrg). Your organization may qualify for better pricing when the final price is calculated upon checkout. In some states, sales tax is calculated on the full retail price or the VZW cost of the device you purchase, and not on the discounted price you pay. Some users may not be permitted to bill charges to their account, purchase order, and/or credit card. This may prevent you from completing your order online today. CA and NV calculate tax based on full retail value of the item(s) purchased. MA calculates tax on whichever is greater: full retail value or Verizon's cost of the item(s) purchased.

Legal Disclaimer

Prices referenced in this document are for estimating purposes only. Actual prices will be based on equipment, calling plan and feature charges available at the time of purchase and are subject to change without notice. Service plans, features and offers are subject to terms and conditions. Additional fees for usage and overages may apply. Offers & Coverage vary by service & equipment. See VerizonWireless.com for coverage map. Equipment and accessories are subject to availability while supplies last. *Additional charges, taxes, fees, and surcharges apply. Offer Recovery Fee: We are able to make Equipment available to our government customers at significantly lower prices than the manufacturer's list prices by offering various subsidies in exchange for the customer meeting certain conditions. Here, if the Customer purchases Equipment from Verizon Wireless at a discounted price and then disconnects that Equipment from the Verizon network, or moves the Equipment to a Lesser Price Plan, prior to the expiration of 24 months after the date of activation, Verizon Wireless may recover an Offer Recovery Fee for the disconnected Equipment. The Offer Recovery Fee will be the difference between the full retail price of the Equipment at time of purchase and the discounted price paid by the Customer for the Equipment, plus any additional service discounts, credits, waived fees, and other offers provided, less 1/24 of that amount for each month the Equipment was connected to the line of service



Why Verizon

The network businesses rely on

If your network is down, you're down. Our award-winning network delivers the speed, reliability, coverage and performance that you need to succeed.

Superior Coverage

Our 4G LTE network covers 327 million people. That's over 99% of the U.S. population.

5G innovation

Verizon 5G Ultra Wideband is the fastest 5G in the world¹, with ultra-low lag and Massive capacity.²

Trusted security

Managing over 500,000 security network and hosting devices gives us valuable insights into the digital landscape.

Performance

Verizon is the most awarded brand for Wireless Network Quality according to J.D. Power.³

Massive capacity

We obsess over the details, analyzing millions of gigabytes of data every day.

Easy integration

We've certified 900+ machine-to-machine (M2M) chipsets, modules and devices.

¹ Global claim from May 2020, based on Opensignal independent analysis of mobile measurements recorded during the period January 31 – April 30, 2020 © 2020 Opensignal Limited.

² 5G Ultra Wideband (UWB) available only in parts of select cities. 5G UWB access requires a 5G capable device with select voice/data & 5G UWB plans. 5G Nationwide available in 2,700+ cities.

³ Verizon received the highest number of awards in network quality for the 25th time as compared to all other brands in the J.D. Power 2003- 2020 Volume 1 and 2 U.S. Wireless Network Quality Performance Studies. Network Quality measures customers' satisfaction with their network performance with wireless carriers. For J.D. Power 2020 award information, visit jdpower.com/awards for more details.



**STORY COUNTY
BOARD OF SUPERVISORS**
LISA K. HEDDENS, Chair
LINDA MURKEN, Vice Chair
LATIFAH FAISAL, Supervisor

Story County Administration
900 Sixth Street
Nevada Iowa 50201
515-382-7200
515-382-7206 (fax)

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Crystal Davis, County Outreach & Special Projects Manager
RE: Discussion and Consideration of Climate Action Plan for Government Operations
Consultant Selection
DATE: November 26, 2024

Earlier this spring, staff received direction from the Board of Supervisors to develop and release a Request for Proposals (RFP) for a contractual relationship to guide the development of a Climate Action Plan specifically addressing Story County government operations. This contractual relationship would work with the Go Green Team and the Board of Supervisors to develop a plan that incorporates goals, strategy identification and prioritization process.

In response to the release RFP, six (6) proposals were received, three (3) were invited to formally present approaches to the Go Green Team and Board of Supervisors the week of November 18-22.

At the November 19 Board of Supervisors Meeting, funding for the contractual relationship was approved, not to exceed \$95,000.

On Monday, November 25, the Selection Committee will meet to review scoring from the presentations and will bring a recommendation to the Board of Supervisors on Tuesday, November 26.

Please let us know if you have any questions.

APPROVED **DENIED**
Board Member Initials: AKH
Meeting Date: 11-22-24
Follow-up action: \$73,030⁰⁰



**STORY COUNTY
BOARD OF SUPERVISORS**
LISA K. HEDDENS, Chair
LINDA MURKEN, Vice Chair
LATIFAH FAISAL, Supervisor

Story County Administration
900 Sixth Street
Nevada Iowa 50201
515-382-7200
515-382-7206 (fax)

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Crystal Davis, County Outreach & Special Projects Manager
RE: Discussion and Consideration of Climate Action Plan Consultant Award
DATE: November 26, 2024

Earlier this spring, staff received direction from the Board of Supervisors to develop and release a Request for Proposals (RFP) for a contractual relationship to guide the development of a Climate Action Plan specifically addressing Story County government operations. This contractual relationship would work with the Go Green Team and the Board of Supervisors to develop a plan that incorporates goals, strategy identification and prioritization process.

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At the November 19 Board of Supervisors Meeting, funding for the contractual relationship was approved, not to exceed \$95,000. On Monday, November 25, the Selection Committee will meet to review scoring from the presentations.

Presentations were evaluated on:

- Experience and Past Performance (References, past projects, any work with a government entity)-30%
- Availability and Capability of Staff (As documented by personnel, qualifications and company, description of capabilities)-20%
- Technical and Financial Resources-15%
- Ability to Complete Project Within Budget-15%
- Integrity and Compliance Within Budget-15%
- Location of Office (Preference may be given to those located within Story County)-5%

The Selection Committee brings forward for approval EA Engineering, Science, and Technology, Inc., PBC, as the selected consultant.

- Based out of Omaha, NE, with a local office in Ames, where the technical director/climatologist support will be based out of
- 12 month project timeline
- Project estimate fees at \$73,030
- Robust project management process, experience
- Great team experience, qualifications
- Communications and outreach experience
- Provide options for funding opportunities

If Board approves, next steps would be:

- Enter contract development week of November 26 through December 12
- Board of Supervisors action on contract December 17
- Effective start of contract December 18

November 21, 2024

Story County Board of Supervisors
900 6th Street
Nevada, IA 50201

Formal Request for ARPA Funds to Renovate Rosedale into Transitional/Recovery Housing

Members of the Story County Board of Supervisors,

YSS (Youth & Shelter Services) respectfully submits this formal request for **\$181,500** in ARPA funds to to renovate the Rosedale facility at 703 Burnett Ave, Ames, IA. This is the amount that was deobligated from the YSS's Youth Rapid Rehousing Program funded through Story County ARPA. This initiative would transform Rosedale into transitional/recovery housing for **youth and young adults up to age 24**, addressing critical gaps in the behavioral health continuum of care and meeting urgent housing and public health needs in our community.

Background

In 2021, YSS was awarded ARPA funds to launch a Youth Rapid Rehousing Program, focused on providing stable housing for youth impacted by the pandemic. Despite progress, external challenges—including limited housing availability, staffing difficulties, and delayed program initiation—have impeded our ability to fully expend the allocated funds by the program's conclusion.

Since de-obligating the anticipated funds that would be unspent (\$181,500), YSS is requested the same amount to renovate the Rosedale facility, creating a sustainable transitional/recovery housing program that aligns with ARPA priorities and expands on the objectives of the original program.

Formal Request

YSS formally requests **\$181,500 in Story County ARPA funds** to support the following:

- Essential renovations to the Rosedale facility, ensuring it meets transitional/recovery housing standards.

This request would allow YSS to expend the funds within ARPA deadlines while ensuring they remain dedicated to addressing housing and public health challenges directly tied to the pandemic.

Alignment with ARPA Objectives

The proposed project aligns with ARPA's goals in the following ways:

1. Public Health Impact:

- The pandemic exacerbated behavioral health crises, including substance use disorders and housing instability among youth and young adults. Recovery housing mitigates these crises by providing structured, supportive environments conducive to long-term sobriety and well-being.

- Iowa reports 6,000 annual emergency department visits for overdoses, with 28.7% involving individuals aged 15–24. Recovery housing addresses this public health need by supporting sustained recovery.

2. **Housing Stability:**

- Transitional housing is critical for individuals exiting treatment programs, preventing homelessness and relapse while fostering independence and community reintegration.
- Recovery housing complements the goals of the rapid rehousing program, offering more tailored support for vulnerable populations.

3. **Equity and Sustainability:**

- The program targets populations disproportionately affected by the pandemic, including youth aging out of foster care and those grappling with addiction.
- Unlike grant-dependent programs, recovery housing is financially sustainable through insurance reimbursements, ensuring long-term impact.

Proposed Use of Funds

The reallocated funds will be used for essential renovations to transform Rosedale into a welcoming, recovery-focused environment. Specific uses include:

- **Flooring:** Replacing worn flooring to improve safety and comfort.
- **Walls:** Repairing and repainting walls to create a therapeutic and inviting space.
- **Windows:** Updating outdated windows for energy efficiency and comfort.
- **Kitchen Modifications:** Adapting the kitchen to support communal living and nutritional programming.
- **Furnishings and Technology:** Upgrading furniture and technology to support programmatic needs and resident well-being.

The anticipated total project cost ranges from **\$181,500 to \$411,500** (based on funds available) with ARPA funds covering the essential renovation work. The initial phase would be fully funded by this request for \$181,500. Additional funds will be pursued through both public and private partnerships.

Please see the attached detailed budget provided by Woodruff.

Program Overview

The transitional/recovery housing program will serve as a critical step-down service in the behavioral health continuum of care, complementing YSS's existing services.

- **Population Served:** Up to 10 residents at a time, with an average length of stay of 3–6 months.
- **Services Provided:** Life skills training, recovery coaching, employment readiness, and community engagement opportunities.

- **Annual Impact:** Dozens of youth and young adults supported annually, reducing homelessness and relapse rates while promoting self-sufficiency.
- **Sustainability:** The program's operational costs will be covered through insurance reimbursements, ensuring long-term viability.

Stakeholder Support

This proposal reflects feedback from over 100 stakeholders who participated in YSS visioning sessions, emphasizing the need for transitional/recovery housing as part of a comprehensive behavioral health continuum. Current YSS clients have already indicated demand for such services, such as a recent graduate who shared his challenges returning to an unsafe home environment and expressed strong interest in transitional/recovery housing.

Compliance with ARPA Deadlines

YSS is prepared to obligate the funds well before ARPA's **December 31, 2024, obligation deadline** and expend them prior to the **December 31, 2026, expenditure deadline**, in full compliance with federal requirements. This reallocation ensures that the funds are used to their fullest potential within the prescribed timeframe.

Conclusion

The transformation of Rosedale into transitional/recovery housing represents a unique opportunity to address pressing public health and housing needs in Story County. This initiative:

- Advances ARPA goals by addressing behavioral health and housing crises exacerbated by the pandemic.
- Extends the impact of the original rapid rehousing program.
- Offers a sustainable solution to meet the needs of our community's most vulnerable populations.

YSS respectfully requests the Story County Board of Supervisors to approve this request, ensuring that the ARPA funds remain dedicated to the mission of supporting youth and young adults in our community.

Thank you for your consideration, and we welcome the opportunity to provide additional information or answer any questions.

Sincerely,

Andrew Allen
YSS President & CEO

November 20, 2024

Andrew Allen
YSS Headquarters
420 Kellogg Ave
Ames, IA 50010

RE: **YSS Rosedale Renovations**
703 Burnett Ave
Ames, IA 50010

Dear Mr. Allen:

Woodruff has prepared a preliminary budget estimate for the Rosedale Shelter Renovations as follows:

Category	Phase 1 (\$181,500)	Phase 2 (Additional \$230,000)	Total Potential Cost
Interior Renovations			
- Flooring Replacement	\$30,000	\$0	\$30,000
- Wall Repairs and Painting	\$25,000	\$0	\$25,000
- Kitchen Modifications	\$20,000	\$0	\$20,000
- Additional Renovations	\$35,000	\$45,000	\$80,000
Interior Subtotal	\$110,000	\$45,000	\$155,000
Windows and Energy Efficiency	\$30,000	\$0	\$45,000
Plumbing, HVAC, and Electrical	\$0	\$135,000	\$135,000
Furnishings and Equipment	\$41,500	\$15,000	\$56,500
Exterior Improvements	\$0	\$15,000	\$15,000
Contingency	\$0	\$20,000	\$20,000
Total	\$181,500	\$230,000	\$411,500

Sincerely,



Woodruff Construction
Grant Reimers
Central Region President
(515) 450-2949